

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT
Address : 1958 FULTON STREET BTWN: RALPH AVE. - HOWARD AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0024.000 / 1951 **Yr Built/Renovated** : 1912 / 2013
Area Sq Ft : 144,341 **Project Type** : HUMAN RESOURCES
Date of Survey : 15-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1548 **Lot** : 19 **BIN** : 3042090

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,464,900	\$68,400
Interior Architecture	\$1,301,100	\$155,400
Electrical	\$1,037,900	\$944,100
Mechanical	\$2,417,300	\$2,399,500
Site Pavements	\$97,900	
Total	\$8,319,000	\$3,567,400
Importance Code A	\$4,377,800	\$96,900
Importance Code B	\$3,941,200	\$3,470,500
Total	\$8,319,000	\$3,567,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,600			
Interior Architecture	\$98,600			\$17,300
Electrical	\$4,700	\$3,500	\$37,600	\$3,600
Mechanical	\$34,300	\$25,200	\$116,100	\$25,300
Site Enclosure	\$9,800			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$180,900	\$34,600	\$159,600	\$52,100
Importance Code A	\$31,100	\$14,300	\$14,500	\$14,300
Importance Code B	\$132,100	\$20,300	\$145,100	\$37,800
Importance Code C	\$17,700			
Total	\$180,900	\$34,600	\$159,600	\$52,100



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

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

Asset # : 1951

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$15,600	
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout, Herkimer Street							
	Masonry: Brick	45%			LIFE	**	5	\$17,900	
	Masonry: Brick	40%	0-2	\$50,100	LIFE	**	5	\$15,900	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Fulton Street Façade							
		Horizontal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Fulton Street Facade, South Facade Adjacent Playground							
		Recent Repair Evident, Extent : Light, Area Affected : 5%							
		Location : Chimney							
		Repairs in Progress, Extent : Light, Area Affected : 5%							
		Location : 4th Floor Over Roof C							
		Spalling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Granite	5%			LIFE	**	5	\$1,500	
	Stucco Cement	5%			2041	**	5	\$5,000	
Windows									
	Aluminum	93%	4+	\$1,638,400	2053	**	5	\$18,800	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Aluminum	5%			2050	**	5	\$2,000	
	Metal Louvers	2%	4+	\$25,100	2043	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	10%	2-4	\$505,000	LIFE	**	5	\$29,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Masonry: Brick	90%	2-4	\$41,300	LIFE	**	5	\$34,300	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%							
		Location : At Clay Tile Coping							

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Exterior								
Roof								
Cement-Fiber Panel	10%	0-2	\$79,100	2043	* *	5	\$3,500	
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Roof D								
Worn/Eroded, Extent : Moderate, Area Affected : 90%								
Location : Roof D								
Modified Bitumen	60%	Now	\$863,200	2038	* *			1
Alligatoring, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Blisters, Extent : Severe, Area Affected : 20%								
Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gymnasium								
Drains Clogged, Extent : Severe, Area Affected : 2%								
Location : Roof C								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Roofs A, B, E								
Recent Repair Evident, Extent : 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 : Over Junction Of First Floor Corridor And Gymnasium, Roofs A, B, E								
Modified Bitumen	20%	0-2	\$287,700	2038	* *			
Alligatoring, Extent : Moderate, Area Affected : 50%								
Location : Roof F And G								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Roof F And G								
Play Surface	5%			2028	\$68,400	10	\$5,100	
Skylight, Metal/Glass	5%			2038	* *	10	\$17,000	

Interior

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	1%	0-2	\$600	2030	\$28,800	3	\$3,200	
	Staining/Discoloring, Extent : Severe, Area Affected : 5%							
	Location : 5th Floor							
Cast in Place Concrete	10%	Now	\$11,700	LIFE	**	5	\$47,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Basement, Incomplete Con-Ed Piping Work							
Ceramic Tile	12%	0-2	\$209,700	2037	**	5	\$13,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Marble Panels	4%	4+	\$13,100	LIFE	**	5	\$6,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Fulton Lobby							
Quarry Tile	5%			2041	**	5	\$16,200	
Terrazzo	1%			LIFE	**	5	\$1,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : PS28 Lobby							
Vinyl Tile	20%	Now	\$383,300	2038	**	3	\$16,200	
	Uneven Substrate, Extent : Moderate, Area Affected : 50%							
	Location : Fourth Floor Corridor Near Room 408, 5th Floor Corridor							
Vinyl Tile	40%			2033	**	3	\$43,200	
Wood	7%			2056	**	5	\$28,400	

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Interior									
Interior Walls									
Cast in Place Concrete	5%	2-4	\$3,000	LIFE	**				
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Ceramic Tile	10%	Now	\$2,600	2031	**	5	\$500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Stairs								
Fiberglass Panel	2%			LIFE	**				
	Recent Construction, Extent : Light, Area Affected : 100%								
	Location : Home Base, Corrugated Plastic								
Gypsum Board	28%	2-4	\$1,100	LIFE	**	5	\$1,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Masonry: Brick	2%			LIFE	**				
Marble Panels	3%	2-4	\$2,300	LIFE	**				
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Plaster	38%	0-2	\$8,700	LIFE	**	5	\$1,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout, Below Cafeteria, Auditourium Stage Left								
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Below Cafeteria, Auditourium Stage Left								
Plaster	12%			LIFE	**	5	\$300		
Ceilings									
AcousTileSusp.Lay-In	20%	2-4	\$145,900	2048	**	5	\$21,600		
	Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
	Location : Throughout, 4th Floor, Cafeteria								
AcousTileSusp.Lay-In	5%			2041	**	5	\$10,800		
Exposed Concrete	10%	2-4	\$145,100	LIFE	**	5	\$3,400		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Gypsum Board	15%	Now	\$17,100	LIFE	**	5	\$40,500		
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Room 500 Closet								
Plaster	47%	Now	\$417,200	LIFE	**	5	\$63,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout 5th Floor (Rooms 500, 503, Stair 5a), Throughout 2nd Floor (Rooms 200, 202, 203), Auditourium At Old Skylights, Ceiling Over Booth Near Auditorium								
	Paint Peeling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout 5th Floor (Rooms 500, 503, Stair 5a), Throughout 2nd Floor (Rooms 200, 202, 203), Auditourium At Old Skylights, Ceiling Over Booth Near Auditorium								
	Other Observation, Extent : Severe, Area Affected : 2%								
	Location : Auditourium Stage Right								
	Explanation : Steel Support For Light Severly Corroded								
Plaster	3%			LIFE	**	5	\$4,100		

Site Enclosure

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	95%			2048		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 35%							
		Location : Playground Fence							
	Iron Picket	5%			2063		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 15%							
		Location : Herkimer Street							
Retaining Walls									
	Cast in Place Concrete	95%	Now	\$3,900	2063		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 75%							
		Location : Herkimer St And Howard Avenue							
	Masonry: Brick	5%	Now	\$5,900	2038		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 75%							
		Location : Herkimer Street							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	50%	Now	\$48,900	2033		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Fulton Street							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : Fulton Street							
		Tripping Hazard, Extent : Severe, Area Affected : 25%							
		Location : Fulton Street							
	Cast in Place Concrete	50%	Now	\$48,900	2033		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Near Corner Of Howard Avenue							
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Near Corner Of Howard Avenue							
Parking/Driveway									
	Cast in Place Concrete	100%			2041		* *		
Activity Yard									
	Asphalt	100%			2031		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Playground							

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

Under 600 Volts

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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	27%	2-4	\$3,500	2058	* *	5	\$100	
Suspect Water Damage, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Other Observation, Extent : Light, Area Affected : 35%									
Location : Electrical Room									
Explanation : One 1600 Ampere Main Disconnect Switch For Service A									
	Fused Disc Sw	35%			2028	\$15,300	5	\$200	
Other Observation, Extent : Light, Area Affected : 35%									
Location : Electrical Room									
Explanation : One 1200 Ampere Main Disconnect Switch For Service B									
	Fused Disc Sw	30%			2028	\$13,100	5	\$200	
Other Observation, Extent : Light, Area Affected : 30%									
Location : Electrical Room									
Explanation : One 800 Ampere Main Disconnect Switch For Emergency									
	Fused Disc Sw	8%			2048	* *	5	\$100	
Switchgear / Switchboard									
	Fused Disc Sw	33%			2028	\$75,700	5	\$200	
	Fused Disc Sw	67%			2054	* *	5	\$400	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Raceway									
	Conduit	95%			2028	\$245,100	1		
	Conduit	5%			2038	* *	1		
Panelboards									
	Fused Disc Sw	10%			2027	\$23,400	5	\$300	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : 5th Floor Machinery Room									
	Fused Disc Sw	10%			2044	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Feeder B Panelboard Missing Cover									
	Molded Case Bkrs	50%			2027	\$116,900	5	\$1,900	
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : 1st And 2nd Floors									
Explanation : Two Panelboards Missing Interior Covers									
	Molded Case Bkrs	30%			2036	* *	5	\$1,100	
Wiring									
	Braided Cloth	90%	2-4	\$325,900	2053	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2038	* *	1		
Motor Controllers									
	Locally Mounted	100%			2026	\$129,400	5	\$1,000	

Ground

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	70%			2028	\$232,500	10	\$92,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	10%			2033	**	10	\$13,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Incandescent	10%			2023	\$167,300	2	\$300	
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Auditorium And Cafeteria</i>								
LED	10%			2033	**			
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Interior Gymnasium, 4th Floor Corridor</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Interior Gymnasium 1st Floor</i>								
<i>Explanation : Excessive Light Levels</i>								
Egress Lighting								
Emergency, Battery	40%			2033	**	10	\$13,900	
Emergency, Battery	10%			2023	\$20,300	10	\$3,500	
Exit, Service	40%			2033	**	1		
Exit, Service	10%			2023	\$4,100	1		
Exterior Lighting								
HID	10%			2023	\$56,800	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$467,500	2038	**	1-3	\$24,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Multi Service Center</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Equipment</i>								

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

Heating

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2048	**	5	\$44,800	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : Two Oil Fuel Tanks. 7500 Gallons Each. Only One Of The Two Oil Fuel Tanks Is Used.								
Conversion Equipment									
	Steam Boiler	100%	Now	\$912,900	2048	**	1	\$128,800	1
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : 3 Boilers Not Working, Decommissioned About 10 Years Ago. A Temporary Boiler Provides Steam To The Building.								
Distribution									
	Steam Piping/Pump	100%	Now	\$62,400	2028	\$623,700			
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Basement								
	Explanation : Defective Steam Condensate Return Pump.								
Terminal Devices									
	Air Handler	10%			2023	\$198,400	1	\$8,900	
	Convactor/Radiator	80%			2026	\$604,100	1	\$37,300	
	Fan Coil Unit/Heat	8%			2023	\$169,000	1	\$3,700	
	Unit Heater - Steam	2%			2028	\$10,100	4	\$300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2022	\$263,700	2	\$400	
	R-22 Refrigerant, Extent : Light, Area Affected : 5%								
	Location : Lower Level								
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Lower Level								
	Explanation : 1 Unit								
	Split Unit	10%			2036	**			
	Window/Wall Unit	85%			2023	\$249,900	1		
Distribution									
	Ductwork/Diffusers	10%			LIFE	**	2	\$18,800	
	Ductwork/Diffusers	5%			LIFE	**	2	\$9,400	
	No Component	85%							
Ventilation									

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Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$80,600	
		Needs Cleaning, Extent : Severe, Area Affected : 90%							
		Location : Throughout The Building							
Exhaust Fans									
	Interior	95%	4+	\$476,800	2038	**	2	\$3,400	
		Abandoned in Place, Extent : Moderate, Area Affected : 95%							
		Location : 5th Floor Elevator Machine Room, Basement							
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 90%							
		Location : 5th Floor Elevator Machine Room, Basement							
		Explanation : Exhaust Fan Not Used For Decades. Abandoned As Per Our Escort.							
	Roof	5%			2033	**	2	\$200	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof A							
		Explanation : Exhaust Fans On The Roof Are For Kitchen Only							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$21,000	2028	\$1,051,500	1		
		Leak Evident, Extent : Light, Area Affected : 100%							
		Location : 4th Floor Womens Bathroom							
		Not Insulated, Extent : Light, Area Affected : 100%							
		Location : 4th Floor Womens Bathroom							
Water Heater									
	Electric	2%			2021	\$2,500	4		
		Abandoned in Place, Extent : Light, Area Affected : 2%							
		Location : 5th Floor Girls Bathroom, Room 554 Next To Boys Bathroom.							
	Gas Fired	98%	Now	\$84,300	2028	\$84,300	2	\$1,600	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Water Heater And Hot Water Storage Tank Disconnected. Not Working Since Boilers Were Decommissioned.							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby To 5th Floor							
		Explanation : One Unit							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1951

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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	\$27,600	1-2	\$800	
	Fire Pump							
	Generic	100%		2031	* *	1	\$27,000	
	Chemical System							
	Generic	100%		2023	\$27,200	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.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : BROWNSVILLE MULTI SERVICE CTR.
Address : 444 THOMAS S. BOYLAND ST. BTWN: PITKIN AV - E. NEW YORK AV
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0026.000 / 1953 **Yr Built/Renovated** : 1971 / 2010
Area Sq Ft : 36,920 **Project Type** : HUMAN RESOURCES
Date of Survey : 22-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3496 **Lot** : 4 **BIN** : 3080726

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$515,900	\$65,700
Interior Architecture	\$780,500	\$51,200
Electrical	\$332,800	\$347,300
Mechanical	\$304,300	\$760,700
Site Pavements	\$292,300	
Total	\$2,225,700	\$1,224,900
Importance Code A	\$515,900	\$343,600
Importance Code B	\$1,526,500	\$830,100
Importance Code C	\$183,300	\$51,200
Total	\$2,225,700	\$1,224,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,900			
Interior Architecture	\$126,600	\$12,500		\$6,500
Electrical	\$95,700	\$1,200	\$1,500	\$2,200
Mechanical	\$33,100	\$4,600	\$15,200	\$10,100
Site Enclosure	\$9,900			
Site Pavements	\$17,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$343,100	\$22,100	\$20,700	\$22,700
Importance Code A	\$58,700	\$1,800	\$1,800	\$2,300
Importance Code B	\$234,300	\$8,600	\$18,800	\$20,400
Importance Code C	\$50,100	\$11,600		
Total	\$343,100	\$22,100	\$20,700	\$22,700



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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	17%	Now	\$77,300	LIFE	**	5	\$65,700	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout, Lintels							
	Concrete Masonry Unit	58%	0-2	\$192,500	LIFE	**	5	\$28,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 2%							
		Location : North Façade							
	Masonry: Limestone	5%	0-2	\$44,000	LIFE	**	5	\$2,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Window Wall	20%	0-2	\$155,100	2039	**	5	\$29,000	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
Windows									
	Aluminum	100%	0-2	\$46,900	2037	**	5	\$5,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$7,800	LIFE	**	5	\$2,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Concrete Masonry Unit	20%	0-2	\$3,200	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Rail	75%	0-2	\$24,700	2034	**	5	\$31,500	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Roof									
	Roll Roofing	100%			2031	**	5	\$42,400	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$14,900	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%	Now	\$71,400	2031	**	3	\$8,100	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Cast in Place Concrete	10%	Now	\$11,600	LIFE	**	5	\$11,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Ceramic Tile	3%			2032	**	5	\$1,600	
	Terrazzo	20%	0-2	\$260,200	LIFE	**	5	\$8,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	57%	Now	\$81,400	2024	\$271,200	3	\$11,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	15%			2032	**	5	\$23,300	
	Concrete Masonry Unit	20%	Now	\$71,900	LIFE	**	5	\$12,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Glass: Single Pane	5%	Now	\$24,300	LIFE	**	5	\$5,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	55%	0-2	\$36,900	LIFE	**	5	\$51,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Metal Panel	5%	0-2	\$5,600	LIFE	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileConcealSpLn	40%	Now	\$36,200	2034	**	5	\$13,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	AcousTileConcealSpLn	5%	Now	\$22,600	2049	**	5	\$1,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	AcousTileSusp.Lay-In	10%	Now	\$13,600	2034	**	5	\$2,700	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Third Floor							
	Exposed Concrete	30%			LIFE	**	5	\$2,500	
	Gypsum Board	15%			LIFE	**	5	\$10,100	
Site Enclosure									

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	30%	0-2	\$9,900	2059		* *		
		Impact Damage, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Iron Picket	70%			2064		* *		
Free Standing Walls									
	Cast in Place Concrete	100%			2049		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$6,700	2034		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	50%	Now	\$36,300	2034		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
	Pavers/Stone	50%	Now	\$38,200	2038		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parking/Driveway									
	Asphalt	100%	Now	\$10,300	2032		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Activity Yard									
	Pavers/Stone	93%	Now	\$217,800	2044		* *		
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Rear Of Building							
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Rear Of Building							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
		Location : Rear Of Building							
	Pavers/Stone	7%			2044		* *		

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2029	\$8,700	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2000 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2029	\$101,900	5	\$1,000	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2029	\$54,800	1		
	Panelboards								
	Fused Disc Sw	5%			2028	\$3,900	5		
	Molded Case Bkrs	95%			2028	\$74,000	5	\$900	
	Wiring								
	Thermoplastic	100%			2029	\$69,400	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$47,200	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,900	LIFE	* *	5	\$500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Corroded								
Lighting									
	Interior Lighting								
	Fluorescent	80%	Now	\$67,900	2039	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	HID	18%	Now	\$11,100	2039	* *			
	Obsolete Fixtures, Extent : Light, Area Affected : 100%								
	Location : 1st, 2nd Floor								
	Incandescent	2%	Now	\$8,600	2039	* *	2		
	Obsolete Fixtures, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Egress Lighting								
	Emergency, Battery	50%	Now	\$26,000	2039	* *			
	Obsolete Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout Building								
	Exit, Service	50%	Now	\$5,200	2039	* *	1		
	Obsolete Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout Building								
	Exterior Lighting								
	HID	100%	Now	\$145,400	2039	* *			
	Obsolete Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout Building Exterior								
Alarm									

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

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

Alarm

Security System

No Component

70%

Generic

30%

Now

\$34,900

2039

* *

1

\$3,700

*Malfunctioning, Extent : Light, Area Affected : 100%**Location : Throughout Building**Other Observation, Extent : Light, Area Affected : 100%**Location : Outside And Hallways**Explanation : Intrusion Alarm And 4 - CCTV*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

Now

\$119,600

2039

* *

1-3

\$6,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallway**Explanation : Strobe Lights, Manual Pull Stations And Main Control Panel*

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

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Hot Water Boiler

100%

2027

\$277,900

1

\$18,300

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

Distribution

Hot Wtr Piping/Pump

100%

2037

* *

4

\$2,700

Terminal Devices

Convactor/Radiator

100%

2027

\$193,000

1

\$11,900

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Reciprocating

50%

Now

\$76,500

2029

\$153,000

1

\$7,700

Compr/Chiller

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

Window/Wall Unit

50%

2024

\$37,600

1

*Other Observation, Extent : Light, Area Affected : 1%**Location : Basement**Explanation : One Inoperable Centrifugal Unit Remaining In 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.*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	100%	Now	\$68,400	2027	\$136,800	2	\$29,700	
		Abandoned in Place, Extent : Severe, Area Affected : 50%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,600	
	Exhaust Fans								
	Interior	95%	Now	\$24,400	2024	\$121,800	2	\$900	
		Not in Service, Extent : Severe, Area Affected : 95%							
		Location : Basement							
	Roof	5%	Now	\$600	2029	\$3,000	2		
		Not in Service, Extent : Severe, Area Affected : 5%							
		Location : Motors Are Burnt Out, Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$22,000	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 75 Gallon Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$2,700	2029	\$5,500	4	\$800	
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 of 2 Units Is Not Working							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2039	**	1-5	\$19,300	

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

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : BUSHWICK MULTI SERVICE CENTER
Address : 1420 BUSHWICK AVENUE BTWN: MOFFAT ST. - CHAUNCEY ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0025.000 / 1952 **Yr Built/Renovated** : 1920 / 2010
Area Sq Ft : 54,112 **Project Type** : HUMAN RESOURCES
Date of Survey : 29-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3444 **Lot** : 22 **BIN** : 3080067

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$933,900	\$53,300
Interior Architecture	\$429,100	\$45,300
Electrical	\$277,800	\$496,900
Mechanical	\$145,500	
Total	\$1,786,300	\$595,500
Importance Code A	\$1,002,300	\$53,300
Importance Code B	\$687,000	\$542,200
Importance Code C	\$97,000	
Total	\$1,786,300	\$595,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,600	\$3,000		\$100
Interior Architecture	\$19,400	\$15,100		\$9,100
Electrical	\$18,400	\$1,300	\$1,400	\$27,500
Mechanical	\$11,800	\$8,100	\$8,300	\$24,800
Site Enclosure	\$16,500			
Site Pavements	\$17,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$109,200	\$31,500	\$13,600	\$65,400
Importance Code A	\$21,600	\$8,400	\$5,400	\$5,600
Importance Code B	\$71,000	\$23,100	\$8,200	\$59,800
Importance Code C	\$16,500			
Total	\$109,200	\$31,500	\$13,600	\$65,400



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	4+	\$21,600	LIFE	**	5	\$17,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	47%	Now	\$103,600	LIFE	**	5	\$33,000	
Graffiti, Extent : Light, Area Affected : 2%								
Location : Throughout								
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Bulkhead Stair								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North And South Bulkheads								
Repointing Failure, Extent : Moderate, Area Affected : 20%								
Location : North And South Bulkheads								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : South Wing								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North And South Bulkheads								
Masonry: Brick	29%			LIFE	**	5	\$20,300	
Masonry: Granite	10%	2-4	\$43,200	LIFE	**	5	\$5,300	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Steps At East Entrance								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Steps At East Entrance								
Masonry: Limestone	9%	2-4	\$79,800	LIFE	**	5	\$4,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Balusters Over North And South Entrances								
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Windows								
Aluminum	50%			2045	**	5	\$4,800	
Metal Louvers	5%			2032	**	10	\$3,000	
Wood	45%	Now	\$127,500	2054	**	5	\$21,800	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$600	
Metal Panel	10%			2049	**	5	\$300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	40%	Now	\$222,600	2039	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Single Ply Membrane	55%	Now	\$357,100	2039	* *			1	
	Adhesion Failure, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
Skylight, Metal/Glass	5%			2049	* *	10	\$6,600		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout 2010								
Interior									
Floors									
Carpet	5%	0-2	\$10,700	2028	\$53,600	3	\$6,000		
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Cast in Place Concrete	5%	Now	\$8,700	LIFE	* *	5	\$8,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
Ceramic Tile	20%	Now	\$97,600	2038	* *	5	\$8,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Terrazzo	20%	Now	\$78,000	LIFE	* *	5	\$12,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Basement Corridor								
Vinyl Tile	30%	2-4	\$107,000	2039	* *	3	\$9,100		
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Wood	20%			2057	* *	5	\$30,200		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	15%	0-2	\$61,300	2038	**	5	\$5,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Toilets							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Toilets							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Toilets							
	Gypsum Board	15%			LIFE	**	5	\$6,400	
	Masonry: Brick	5%			LIFE	**			
	Plaster	60%	Now	\$35,700	LIFE	**	5	\$12,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : North And South Bulkheads, Boiler Room, Basement Corridor							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : North And South Bulkheads							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : North And South Bulkheads							
Ceilings									
	AcousTileSusp.Lay-In	10%			2034	**	5	\$8,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	90%	Now	\$49,600	LIFE	**	5	\$45,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North And South Bulkheads, Basement Corridor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : North And South Bulkheads							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	Now	\$16,500	2049	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$17,500	2042	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Tripping Hazard, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : South Wing							
		Explanation : Utility Work, Currently Under Repair							

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2042

* *

Parking/Driveway

Asphalt

100%

2032

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2029

\$21,700

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs

100%

2029

\$152,800

5

\$1,400

Raceway

Conduit

95%

2029

\$122,600

1

Conduit

5%

2039

* *

1

Panelboards

Fused Disc Sw

5%

2028

\$5,500

5

\$100

Fused Knife Sw

5%

4+

\$5,500

2054

* *

5

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Elevator Mechanical Room*

Molded Case Bkrs

60%

2028

\$65,400

5

\$900

Molded Case Bkrs

30%

2037

* *

5

\$400

Wiring

Braided Cloth

30%

2-4

\$54,400

2054

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 10%**Location : Basement*

Thermoplastic

60%

2029

\$108,800

1

Thermoplastic

10%

2039

* *

1

Motor Controllers

Locally Mounted

100%

2027

\$47,200

5

\$400

Ground

Grounding Devices

Generic

100%

2-4

\$9,900

LIFE

* *

5

\$800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	88%			2024	\$109,500	10	\$43,700	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	10%			2024	\$62,700	2	\$100	
	LED	2%			2034	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Office							
		Explanation : LED Lighting Fixtures							
	Egress Lighting								
	Emergency, Battery	40%			2034	* *	10	\$5,200	
	Emergency, Battery	10%			2024	\$7,600	10	\$1,300	
	Exit, Battery	50%			2034	* *	10	\$1,800	
	Exterior Lighting								
	HID	8%			2024	\$17,000	10		
	HID	1%			2029	\$2,100	10		
	Incandescent	1%	Now	\$1,800	2039	* *	2		
		Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Main Entrance Stairs							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entrance Steps							
		Explanation : Two Ornametal Post Style Light Fixtures Are Missing Globes							
	No Component	90%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2039	* *	1-3	\$10,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Devices, Control Panel, Strobe Lights, Bell, Pull Box, Annunciator							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		
	Conversion Equipment								
	Steam Boiler	100%	Now	\$68,400	2034	* *	1	\$48,200	
		Malfunctioning, Extent : Severe, Area Affected : 30%							
		Location : 2 Units, Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 10 Multiple Units, Converted Steam System							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Steam Piping/Pump	100%			2039	**			
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$17,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Split Unit	2%			2034	**			
	Window/Wall Unit	70%			2024	\$77,100	1		
	No Component	28%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	2-4	\$7,900	2039	**	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Connecting Pipe At Water Main, Basement							
	Water Heater								
	Gas Fired	100%			2027	\$32,200	2	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 100 Gallon Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$8,100	4	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2039	**	1-5	\$28,300	

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Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : EAST HARLEM MULTI SERVICE CENTER
Address : 413 EAST 120TH STREET BTWN: FIRST AVE - PLEASANT AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0037.000 / 1553 **Yr Built/Renovated** : 1924 / 2002
Area Sq Ft : 94,529 **Project Type** : HUMAN RESOURCES
Date of Survey : 24-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 1808 **Lot** : 8 **BIN** : 1054888

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$530,100	\$884,100
Interior Architecture	\$619,000	\$69,900
Electrical	\$372,200	\$1,400,200
Mechanical	\$284,000	\$2,955,300
Total	\$1,805,200	\$5,309,500
Importance Code A	\$679,400	\$1,221,300
Importance Code B	\$1,088,500	\$4,088,200
Importance Code C	\$37,200	
Total	\$1,805,200	\$5,309,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,200			
Interior Architecture	\$70,300	\$8,700		\$14,500
Electrical	\$3,400	\$3,400	\$5,100	\$4,400
Mechanical	\$15,200	\$17,500	\$26,900	\$52,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$144,000	\$34,600	\$37,000	\$75,900
Importance Code A	\$54,900	\$9,400	\$9,400	\$9,600
Importance Code B	\$34,900	\$25,200	\$27,600	\$66,300
Importance Code C	\$54,200			
Total	\$144,000	\$34,600	\$37,000	\$75,900



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%	Now	\$346,500	LIFE	**	5	\$110,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%									
Location : Lintels Above Auditorium Roof, North Side									
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 3%									
Location : North Facade									
Spalling, Extent : Moderate, Area Affected : 2%									
Location : North And East Facade, Ground Level									
	Masonry: Limestone	5%			LIFE	**	5	\$4,300	
Windows									
	Aluminum	100%	Now	\$111,900	2045	**	5	\$12,800	
Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$30,300	LIFE	**	5	\$5,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Open Joints, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Masonry: Brick	78%	Now	\$71,700	LIFE	**	5	\$11,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	7%	Now	\$11,700	LIFE	**	5	\$1,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Above Auditorium									
	Stucco Cement	10%	Now	\$8,200	2042	**	5	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%									
Location : South Facade, East Facade									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : South Facade, East Facade									
Roof									
	Single Ply Membrane	100%			2029	\$729,700	10	\$44,200	
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%	0-2	\$7,600	LIFE	**	5	\$15,300	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Basement Vault							
		Other Observation, Extent : Moderate, Area Affected : 8%							
		Location : Basement Vault Below Parking Lot							
		Explanation : Abandoned, Unsafe To Enter							
	Ceramic Tile	3%	Now	\$8,500	2038	**	5	\$2,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Sheet Vinyl/Rubber	5%			2037	**	5	\$10,500	
	Terrazzo	4%			LIFE	**	5	\$4,400	
	Vinyl Tile	83%	Now	\$411,400	2034	**	3	\$43,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
		Vertical Cracks, Extent : Moderate, Area Affected : 3%							
		Location : Pump Room							
	Concrete Masonry Unit	10%	2-4	\$15,900	LIFE	**	5	\$5,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Folding Partition	2%			2045	**	5	\$6,800	
	Glass: Single Pane	5%	Now	\$10,700	LIFE	**	5	\$5,100	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Stairs							
	Marble Panels	3%			LIFE	**			
	Plaster	65%	0-2	\$37,200	LIFE	**	5	\$26,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	SGFT/Glazed Masonry	10%	2-4	\$27,600	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	5%			2042	* *	5	\$7,000		
Exposed Concrete	5%	Now	\$93,800	LIFE	* *	5	\$1,100		
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%									
Location : Phone Room, Exposed Lintel									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Pump Room									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Pump Room									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Basement Vault									
Exposed Struc: Steel	5%			LIFE	* *				
Fiber Board	5%			2034	* *				
Plaster	80%	0-2	\$76,500	LIFE	* *	5	\$69,900		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
Chain Link	75%			2039	* *				
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Throughout									
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	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 15%									
Location : North Parking Lot									
Explanation : No Parking Permitted Above Abandoned Basement Vault									

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2029	\$19,300	5	\$200	
Enclosure Corroded, Extent : Light, Area Affected : 5%									
Location : Basement - Service End Box									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 4000 Ampere Main Disconnect Switch									
	Fused Disc Sw	50%			2029	\$19,300	5	\$200	
Other Observation, Extent : Light, Area Affected : 30%									
Location : Electrical Room									
Explanation : One 800 Ampere Main Disconnect Switch Labelled Emergency									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$178,300	5	\$400	
Raceway									
	Conduit	80%			2029	\$143,900	1		
	Conduit	20%			2039	* *	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$18,700	5	\$200	
	Molded Case Bkrs	90%			2028	\$168,300	5	\$2,200	
Wiring									
	Thermoplastic	100%			2039	* *	1		
Motor Controllers									
	Locally Mounted	100%			2034	* *	5	\$600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,400	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$217,400	10	\$86,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2029	\$66,500	10	\$11,400	
	Exit, Battery	50%			2029	\$45,300	10	\$3,200	
Exterior Lighting									
	HID	100%			2024	\$372,200	10	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof And Outside Perimeter									
Explanation : Controlled Via Photocell									
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2029	\$149,100	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.*

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2029

\$306,200

1-3

\$17,500

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

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

Heating

Energy Source

Fuel Oil No 2

100%

2039

* *

5

\$29,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks. 10000 Gallons Each.*

Conversion Equipment

Steam Boiler

50%

Now

\$149,300

2049

* *

1

\$42,100

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

Steam Boiler

50%

2027

\$298,700

1

\$46,800

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

Distribution

Steam Piping/Pump

100%

2029

\$408,100

Terminal Devices

Air Handler

20%

2029

\$259,600

1

\$11,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Supply Fans With Coils In Ductwork.*

Convactor/Radiator

80%

2027

\$395,300

1

\$24,400

Air Conditioning

Energy Source

Electricity

100%

2045

* *

1

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	10%			2029	\$197,000			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Metropolitan Clinic							
		Explanation : Outdoor Unit Located Outside The Building By The Parking. Indoor Units Inside The Clinic Are Not Accessible.							
	Window/Wall Unit	70%			2024	\$134,600	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,700	
	Exhaust Fans								
	Interior	40%			2029	\$131,300	2	\$1,200	
	Roof	30%			2029	\$46,000	2	\$900	
	No Component	30%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2029	\$688,000	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Water Heater								
	Gas Fired	100%			2028	\$56,300	2	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : Three Units 75 Gallons Each.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Explanation : Basement Floor Drains Backup With A Heavy Rain.							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	50%			2024	\$7,000	4	\$1,000	
	Submersible	50%			2021	\$1,600	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$5,800	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Bathrooms							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 5th Floor							
		Explanation : One Unit							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2029	\$384,700	1-5	\$47,700	
	Sprinkler							
	No Component	90%						
	Generic	10%		2029	\$90,400	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 : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : HART FAMILY RESIDENCE
Address : 217-227 HART STREET @ THROOP AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0067.000 / 4137 **Yr Built/Renovated** : 1920 / 2014
Area Sq Ft : 31,000 **Project Type** : HUMAN RESOURCES
Date of Survey : 10-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 1769 **Lot** : 72 **BIN** : 3049230

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$205,900	
Interior Architecture	\$120,200	\$140,600
Electrical		\$600,200
Mechanical		\$259,500
Total	\$326,000	\$1,000,200
Importance Code A	\$205,900	
Importance Code B	\$120,200	\$960,100
Importance Code C		\$40,200
Total	\$326,000	\$1,000,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$40,100		\$23,600
Interior Architecture	\$54,000	\$2,500	\$600	\$13,100
Electrical	\$900	\$1,400	\$900	\$3,900
Mechanical	\$29,100	\$4,000	\$5,200	\$34,500
Site Pavements	\$10,400			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$99,300	\$53,000	\$11,700	\$80,100
Importance Code A	\$1,500	\$41,600	\$1,500	\$25,200
Importance Code B	\$51,800	\$11,400	\$10,100	\$54,900
Importance Code C	\$45,900			
Total	\$99,300	\$53,000	\$11,700	\$80,100



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.

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

HUMAN RESOURCES ADMINISTRATION - 096

HART FAMILY RESIDENCE

Asset # : 4137

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	75%			LIFE	**	5	\$33,400		
Masonry: Limestone	5%			LIFE	**	5	\$1,700		
Stucco Cement	20%			2042	**	5	\$22,200		
Windows									
Aluminum	82%	Now	\$205,900	2045	**	5	\$5,900		
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Throughout Apartments									
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout Apartments									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Throughout Apartments									
Explanation : Fire Safety Gates Over Windows Not Fuctioning Properly									
Aluminum	18%			2054	**	5	\$2,600		
Parapets									
Masonry: Brick	45%			LIFE	**	5	\$2,400		
Masonry: Limestone	5%			LIFE	**	5	\$300		
Metal Rail	50%			2042	**	5-10	\$47,700		
Roof									
Modified Bitumen	98%			2034	**	10	\$22,300		
Ponding, Extent : Light, Area Affected : 2%									
Location : Adjacent To Bulkhead Door									
Skylight, Metal/Glass	2%			2049	**	10	\$1,500		
Interior									
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	\$44,300	3	\$1,900		
Worn/Eroded, Extent : Light, Area Affected : 5%									
Location : Office And Meeting Room									
Wood	35%	Now	\$120,200	2044	**	5	\$16,400		
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout Apartments									
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%									
Location : Below Windows In Apartments									
Uneven Surface, Extent : Moderate, Area Affected : 5%									
Location : Throughout Apartments									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	25%	Now	\$16,100	2032	**	5	\$14,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Corridors At Corners							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Corridors At Corners							
		Explanation : Impact Damage							
	Glass: Single Pane	5%			LIFE	**	5	\$4,200	
	Gypsum Board	60%	Now	\$5,800	LIFE	**	5	\$40,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms Along Southwest Wing							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms Along Southwest Wing							
	Masonry: Brick	10%	0-2	\$22,700	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
Ceilings									
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	90%	Now	\$9,500	LIFE	**	5	\$56,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms Along Southwest Wing							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms Along Southwest Wing							
Site Enclosure									
Fence/Gates									
	Chain Link	85%			2049	**			
	Iron Picket	10%			2064	**			
		Deteriorated Finish, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	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%	4+	\$1,400	2042	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Side Steps To Yard							

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

HUMAN RESOURCES ADMINISTRATION - 096

HART FAMILY RESIDENCE

Asset # : 4137

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

Site Pavements

Activity Yard

Cast in Place Concrete	15%	Now	\$1,600	2042	**
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*Ponding, Extent : Moderate, Area Affected : 10%**Location : Side Yard**Sinking/Subsiding, Extent : Moderate, Area Affected : 10%**Location : Side Yard*

Pavers/Stone	30%			2038	**
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Rubber Matting	55%	Now	\$7,400	2034	**
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*Ponding, Extent : Moderate, Area Affected : 10%**Location : Side Yard**Worn/Eroded, Extent : Moderate, Area Affected : 15%**Location : Side Yard**Other Observation, Extent : Moderate, Area Affected : 15%**Location : Side Yard**Explanation : Sinking/heaving*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	**	5		\$100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2039	**	5		\$100
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Raceway

Conduit	95%			2039	**	1		
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Conduit	5%			2049	**	1		
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Panelboards

Fused Disc Sw	5%			2037	**	5		
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Molded Case Bkrs	95%			2037	**	5		\$800
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Wiring

Thermoplastic	95%			2039	**	1		
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Thermoplastic	5%			2049	**	1		
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Motor Controllers

Locally Mounted	100%			2034	**	5		\$200
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$500
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Lighting

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

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

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

Lighting

Interior Lighting

Fluorescent

30%

2029

\$159,400

10

\$8,500

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

Fluorescent

60%

2029

\$318,800

10

\$17,100

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

Fluorescent

10%

2034

* *

10

\$2,800

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : 1st Floor*

Egress Lighting

Emergency, Battery

40%

2029

\$17,400

10

\$3,000

Emergency, Battery

10%

2037

* *

10

\$700

Exit, Service

45%

2029

\$4,800

1

Exit, Service

5%

2037

* *

1

Exterior Lighting

HID

100%

2029

\$122,000

10

\$100

Alarm

Security System

No Component

70%

Generic

30%

2029

\$29,300

1

\$3,500

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$5,700

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

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Hot Water Boiler

100%

2046

* *

1

\$15,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 5 Multiple Boiler Units*

Distribution

Hot Wtr Piping/Pump

100%

2028

\$47,200

4

\$1,500

Terminal Devices

Convactor/Radiator

100%

0-2

\$16,200

2027

\$162,000

1

\$9,000

*Other Observation, Extent : Moderate, Area Affected : 80%**Location : Throughout The Building.**Explanation : Either Damaged Or Missing*

Air Conditioning

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2024	\$12,600	1		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : First Floor							
		Explanation : Office Space Only							
	No Component	80%							
Dehumidifier									
	Generic	100%			2027				
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : 1 Unit. 50 Percent Of Basement Area Covered By Dehumidifier							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,300	
	Exhaust Fans								
	Roof	100%			2029	\$50,300	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Gas Fired	100%			2024	\$18,500	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Sets							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$11,100	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Backyard							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2022	\$1,000	4	\$1,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 5th Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2039	**	1-2	\$900	

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

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

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : HUNTS POINT MULTI SERVICE CENTER
Address : 630 JACKSON AVENUE @ E. 166 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0047.000 / 1945 **Yr Built/Renovated** : 1971 / 2012
Area Sq Ft : 36,716 **Project Type** : HUMAN RESOURCES
Date of Survey : 08-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 2643 **Lot** : 1 **BIN** : 2004558

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$397,700	
Interior Architecture	\$134,000	\$258,700
Electrical	\$207,900	\$329,400
Mechanical	\$324,600	\$679,700
Total	\$1,064,100	\$1,267,900
Importance Code A	\$397,700	
Importance Code B	\$666,400	\$1,267,900
Total	\$1,064,100	\$1,267,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,500	\$26,200		
Interior Architecture	\$43,300		\$7,600	\$10,300
Electrical	\$10,800	\$82,900	\$600	\$400
Mechanical	\$11,400	\$15,100	\$21,000	\$9,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$90,900	\$128,100	\$33,200	\$24,200
Importance Code A	\$23,300	\$28,500	\$1,800	\$1,800
Importance Code B	\$54,400	\$99,600	\$31,400	\$22,400
Importance Code C	\$13,300			
Total	\$90,900	\$128,100	\$33,200	\$24,200



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
	Masonry: Brick	70%			LIFE	**	5	\$22,400	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Window Wall	20%	Now	\$321,100	2057	**	5	\$12,000	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Windows									
	Metal Louvers	5%			2036	**	10	\$4,900	
	No Component	95%							
Parapets									
	Cast in Place Concrete	15%	Now	\$13,600	LIFE	**	5	\$7,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Masonry: Brick	70%	Now	\$76,600	LIFE	**	5	\$3,200	
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal Rail	10%			2032	**	5-10	\$8,200	
	Pre-Cast Concrete	5%	Now	\$800	LIFE	**	5	\$1,400	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Roof									
	Metal Panel	5%			2040	**	10	\$2,300	
	Modified Bitumen	85%			2032	**	10	\$21,200	
	Modified Bitumen	10%	Now	\$7,100	2032	**			
	Alligatoring, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location : Over Main Lobby								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Main Lobby								

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	5%	2-4	\$2,900	LIFE	* *	5	\$5,800		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Ceramic Tile	5%			2036	* *	5	\$2,700		
Panel/Paver: Cer/Brk	10%			2043	* *	5	\$11,900		
Vinyl Tile	55%	0-2	\$25,900	2027	\$258,700	3	\$10,900		
Loose/Delam Surface, Extent : Light, Area Affected : 10%									
Location : Throughout									
Vinyl Tile	25%			2035	* *	3	\$5,000		
Interior Walls									
Concrete Masonry Unit	10%	2-4	\$13,300	LIFE	* *	5	\$2,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Main Lobby									
Gypsum Board	35%			LIFE	* *	5	\$12,000		
Gypsum Board	25%			LIFE	* *	5	\$8,600		
Metal Panel	20%			LIFE	* *				
Plaster	10%			LIFE	* *	5	\$1,700		
Ceilings									
AcousTileSusp.Lay-In	50%	0-2	\$89,500	2032	* *	5	\$13,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
AcousTileSusp.Lay-In	25%			2044	* *	5	\$13,300		
Exposed Concrete	25%	Now	\$44,500	LIFE	* *	5	\$2,100		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Main Lobby									
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Main Lobby									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Main Lobby									

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$8,700	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1400 Ampere Main Disconnect Switch								

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$101,900	5	\$1,000	
	Raceway								
	Conduit	95%			2027	\$52,000	1		
	Conduit	5%			2047	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2026	\$7,800	5	\$100	
	Molded Case Bkrs	80%			2026	\$62,300	5	\$800	
	Molded Case Bkrs	10%			2043	* *	5	\$100	
	Wiring								
	Thermoplastic	95%			2027	\$65,900	1		
	Thermoplastic	5%			2047	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2025	\$47,200	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,900	LIFE	* *	5	\$500	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Water Main								
	Explanation : Corroded								
Lighting									
	Interior Lighting								
	Fluorescent	20%			2032	* *	10	\$6,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	75%			2022	\$63,300	10	\$25,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Incandescent	5%			2022	\$21,300	2		
	Egress Lighting								
	Emergency, Battery	40%			2022	\$20,700	10	\$3,500	
	Emergency, Battery	10%			2032	* *	10	\$900	
	Exit, LED	20%			2055	* *	1		
	Exit, Service	30%			2022	\$3,100	1		
	Exterior Lighting								
	HID	100%			2022	\$144,500	10	\$100	
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2032	* *	1-3	\$4,500	

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Interruptible Gas/Dual Fuel	100%			2037	**	1			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Using #2 Oil							
Conversion Equipment									
Hot Water Boiler	100%			2032	**	1	\$18,200		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Boiler							
Distribution									
Hot Wtr Piping/Pump	100%			2035	**	4	\$1,800		
Terminal Devices									
Air Handler	40%			2027	\$201,600	1	\$9,100		
Convactor/Radiator	60%			2040	**	1	\$7,100		
Air Conditioning									
Energy Source									
Electricity	100%			2043	**	1			
Conversion Equipment									
Centrifugal, Elec Chiller	80%	Now	\$324,600	2042	**	1	\$28,600		
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
No Component	20%								
Distribution									
CW & CHW Wtr Pipe/Pump	100%	Now	\$700	2037	**	4	\$1,800		
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Circulation Pump							
Terminal Devices									
Air Handler/Cool/Ht	100%			2027	\$321,700	1	\$22,700		
Heat Rejection									
Water Cooling Tower	100%	Now	\$2,200	2025	\$108,800	2	\$29,600		
		Malfunctioning, Extent : Light, Area Affected : 2%							
		Location : Automatic Make-up Water Valve Malfunctioning							
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,500		
Exhaust Fans									
Interior	20%			2027	\$25,500	2	\$200		
Roof	80%			2027	\$47,600	2	\$900		
Plumbing									
H/C Water Piping									
Galvanized Steel	100%			2040	**	1			
Water Heater									
Gas Fired	100%			2025	\$21,900	2	\$500		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger								
	Steam Fired	100%			2037	* *	4	\$5,400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
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%			2037	* *	1-5	\$18,500	

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

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : OBERIA D. DEMPSEY MULTI SERVICE 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 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$313,700
Electrical		\$42,900
Mechanical		\$288,000
Total		\$644,600
Importance Code A		\$313,700
Importance Code B		\$330,900
Total		\$644,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,200	\$10,100		
Interior Architecture	\$18,900		\$2,100	\$200
Electrical	\$300	\$200	\$200	\$300
Mechanical	\$19,500	\$12,300	\$600	\$500
Total	\$66,000	\$22,600	\$3,000	\$1,000
Importance Code A	\$27,200	\$10,100		
Importance Code B	\$37,900	\$12,500	\$3,000	\$1,000
Importance Code C	\$900			
Total	\$66,000	\$22,600	\$3,000	\$1,000



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

HUMAN RESOURCES ADMINISTRATION - 096

OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)

Asset # : 1950

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$18,000	
Masonry: Brick	90%			LIFE	**	5	\$41,500	
Masonry: Limestone	5%			LIFE	**	5	\$1,700	
Windows								
Aluminum	100%	Now	\$27,200	2026	\$272,200	5	\$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Windows								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Street Facade								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Corridor Windows								
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$5,200	
Masonry: Brick	50%			LIFE	**	5	\$1,700	
Metal: Cage/Fence	15%			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	
Interior								
Floors								
Ceramic Tile	5%			2036	**	5	\$1,000	
Vinyl Tile	85%			2032	**	3	\$6,300	
Vinyl Tile	10%	Now	\$17,600	2037	**	3	\$700	
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Custodial Closets And Corridors								
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	

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Raceway									
Conduit	100%			2037	* *	1			
Panelboards									
Molded Case Bkrs	100%			2035	* *	5	\$300		

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Estimates are rounded to the nearest hundred dollars.

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

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

HUMAN RESOURCES ADMINISTRATION - 096

OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)

Asset # : 1950

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	100%			2037	* *	1		
Lighting									
Interior Lighting									
	Fluorescent	98%			2027	\$29,800	10	\$11,900	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	2%			2027	\$600	10	\$200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Staircase									
Egress Lighting									
	Emergency, Battery	50%			2027	\$9,300	10	\$1,600	
	Exit, Service	50%			2027	\$1,900	1		
Exterior Lighting									
	HID	20%			2027	\$10,400	10		
	No Component	80%							
Alarm									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2027	\$42,900	1-3	\$2,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
Explanation : Strobel Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns									
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$10,900	2027	\$218,800	4	\$700	
Steam Traps Faulty, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Terminal Devices									
	Convactor/Radiator	100%			2025	\$69,200	1	\$4,300	
Air Conditioning									
Energy Source									
	Electricity	100%			2035	* *	1		
Conversion Equipment									
	Window/Wall Unit	30%			2021	\$8,100	1		
	No Component	70%							
Ventilation									
Distribution									
	Ductwork/Diffusers	15%			LIFE	* *	2-5	\$1,100	
	No Component	85%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1950

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Roof	15%		2027	\$3,200	2	\$100	
	No Component	85%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2037	**	1		
	Water Heater							
	Electric	100%		2022	\$11,400	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	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i> <i>Location : 4th Floor Stairway</i> <i>Explanation : 1 Connection Only</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.
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 : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)
Address : 127 WEST 127TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0038.000 / 1962 **Yr Built/Renovated** : 1937 / 2009
Area Sq Ft : 132,183 **Project Type** : HUMAN RESOURCES
Date of Survey : 07-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1912 **Lot** : 12 **BIN** : 1057904

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$247,500	\$189,800
Interior Architecture	\$124,200	\$2,095,200
Electrical	\$212,600	\$841,200
Mechanical	\$539,100	\$1,997,000
Total	\$1,123,400	\$5,123,200
Importance Code A	\$247,500	\$189,800
Importance Code B	\$751,600	\$4,295,400
Importance Code C	\$124,200	\$638,000
Total	\$1,123,400	\$5,123,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$51,800	\$12,600	\$24,900	
Interior Architecture	\$36,100	\$26,000	\$4,900	\$16,100
Electrical	\$3,200	\$21,000	\$2,500	\$3,200
Mechanical	\$41,900	\$39,000	\$42,000	\$23,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$136,900	\$102,500	\$78,300	\$47,100
Importance Code A	\$64,900	\$26,000	\$38,000	\$13,100
Importance Code B	\$72,000	\$76,600	\$40,300	\$34,000
Importance Code C				
Total	\$136,900	\$102,500	\$78,300	\$47,100



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HUMAN RESOURCES ADMINISTRATION - 096
OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)

Asset # : 1962

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	0-2	\$71,100	LIFE	* *	5	\$113,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Courtyard - North Facade							
	Masonry: Granite	5%			LIFE	* *	5	\$5,300	
	Masonry: Limestone	10%	4+	\$80,400	LIFE	* *	5	\$10,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Decorative Banding							
	Stucco Cement	5%			2032	* *	5	\$17,600	
Windows									
	Aluminum	80%			2043	* *	5	\$42,000	
	Aluminum	15%			2043	* *	5	\$7,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Street Facade							
		Explanation : Protective Metal Grilles							
	Wood	5%			2026	\$76,800	5	\$26,300	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : Mechanical Penthouse							
Parapets									
	Masonry: Brick	83%			LIFE	* *	5	\$25,300	
	Masonry: Limestone	10%	Now	\$33,200	LIFE	* *	5	\$3,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Interior Banding - North East Corner Parapet							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Coping Stones							
	Metal: Cage/Fence	5%			2040	* *	5-10	\$11,800	
	Stucco Cement	2%			2040	* *	5	\$1,600	
Roof									
	Asphalt Macadam	5%	Now	\$5,400	2032	* *	5	\$1,300	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Basement Tunnels Under Courtyard Playground Which House Main Electrical Feeds							
	Built-Up (BUR)	5%			2032	* *	10	\$3,800	
	Modified Bitumen	90%	Now	\$96,100	2032	* *			
		Alligatoring, Extent : Light, Area Affected : 20%							
		Location : Various Locations Throughout							
		Blisters, Extent : Light, Area Affected : 20%							
		Location : Various Locations Throughout							
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : At Roof Drains							
		Ridging, Extent : Moderate, Area Affected : 20%							
		Location : Perimeter Cant Strips							
		Seams Open/Split, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1962

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2026	\$131,600	3	\$14,800	
	Cast in Place Concrete	10%			LIFE	* *	5	\$43,300	
	Ceramic Tile	5%	Now	\$20,000	2030	\$199,800	5	\$4,900	
	Worn/Eroded, Extent : Severe, Area Affected : 15%								
	Location : Shower Rooms 200e And 300e								
	Quarry Tile	5%			2032	* *	5	\$14,800	
	Vinyl Tile	65%			2027	\$1,139,800	3	\$64,300	
	Wood	10%			2042	* *	5	\$37,100	
Interior Walls									
	Ceramic Tile	5%	Now	\$58,300	2030	\$583,300	5	\$10,100	
	Worn/Eroded, Extent : Severe, Area Affected : 15%								
	Location : Shower Rooms 200e And 300e								
	Glass: Single Pane	5%			LIFE	* *	5	\$15,200	
	Gypsum Board	10%			LIFE	* *	5	\$24,300	
	Masonry: Brick	8%	Now	\$65,900	LIFE	* *			
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Water Tank Bulkhead								
	Metal: Cage/Fence	2%			LIFE	* *			
	Plaster	45%			LIFE	* *	5	\$54,700	
	SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	15%			2040	* *	5	\$29,700	
	Exposed Concrete	25%			LIFE	* *	5	\$7,700	
	Plaster	60%			LIFE	* *	5	\$74,200	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2037	* *	5	\$600	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Switch Rated At 2500 Amperes								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2037	* *	5	\$600	
	Raceway								
	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.

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

Asset # : 1962

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	90%			2032	* *	5	\$800	
	Locally Mounted	10%			2025	\$12,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,900	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2022	\$152,000	10	\$60,600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2027	\$15,200	10	\$6,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Staircases							
	Fluorescent	43%			2027	\$130,700	10	\$52,100	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	1%			2022	\$2,200	10		
	Incandescent	1%			2022	\$15,300	2		
	Egress Lighting								
	Emergency, Battery	50%			2027	\$92,900	10	\$16,000	
	Exit, Service	50%			2027	\$18,600	1		
	Exterior Lighting								
	HID	20%			2027	\$104,100	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	95%							
	Generic	5%			2027	\$20,800	1	\$2,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Courtyard, Back And Front							
		Explanation : 4 CCTV Surveillance Cameras Only							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2027	\$428,100	1-3	\$25,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

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

Heating

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

Asset # : 1962

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2037	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Oil # 2, (2) Tanks Of 5,000 Gallons Each					
	Conversion Equipment								
	Steam Boiler	100%			2032	**	1	\$130,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 4 Units					
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$218,400	2037	**	4	\$6,500	
				Steam Traps Faulty, Extent : Severe, Area Affected : 30%					
				Location : Throughout					
	Terminal Devices								
	Air Handler	20%			2027	\$363,000	1	\$16,400	
	Convactor/Radiator	80%	Now	\$11,100	2025	\$552,800	1	\$30,700	
				Corroded, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	15%			2027	\$164,300	1	\$9,200	
				R-22 Refrigerant, Extent : Light, Area Affected : 15%					
				Location : 4 Units For Gymnasium And Auditorium. Roof					
	Window/Wall Unit	75%			2022	\$201,700	1		
	No Component	10%							
	Terminal Devices								
	Air Handler/Dir Expansion	15%			2027	\$194,800	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Gymnasium And Auditorium					
				Explanation : 4 Units,					
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2027	\$35,100	2	\$13,800	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$118,900	LIFE	**	2-5	\$73,700	
				Corroded, Extent : Moderate, Area Affected : 15%					
				Location : Basement					

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

Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2027	\$367,300	2	\$3,200	
	Roof	20%			2027	\$42,900	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2037	* *	1		
	Galvanized Steel	20%			2025	\$113,300	1		
	HW Heat Exchanger								
	Steam Fired	100%			2037	* *	4	\$19,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement - Boiler Room								
	Explanation : 2 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$19,700	4	\$2,800	
	Sewage Ejector(s)								
	Electric	100%			2027	\$37,200	4	\$5,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 4th Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	No Component	25%							
	Generic	75%			2037	* *	1-5	\$50,000	
	Sprinkler								
	No Component	90%							
	Generic	10%			2027	\$126,400	1-2	\$3,700	
	Fire Pump								
	Generic	100%			2036	* *	1	\$24,700	
	Chemical System								
	Generic	100%			2025	\$27,200	1-3	\$3,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Kitchen								
	Explanation : 1 Set								

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Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : SOUTH JAMAICA MULTI SERVICE CTR
Address : 114-02 G.R. BREWER BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HRA0043.000 / 1942 **Yr Built/Renovated** : 1987 / 2000
Area Sq Ft : 28,784 **Project Type** : HUMAN RESOURCES
Date of Survey : 08-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 12200 **Lot** : 52 **BIN** : 4264631

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,198,700	\$55,300
Interior Architecture	\$38,200	\$234,400
Electrical		\$89,800
Total	\$1,236,900	\$379,500
Importance Code A	\$1,198,700	\$55,300
Importance Code B	\$38,200	\$324,300
Total	\$1,236,900	\$379,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$57,300	\$1,000		
Interior Architecture	\$8,200	\$18,600	\$1,300	\$2,700
Electrical	\$2,200	\$2,700	\$2,700	\$2,200
Mechanical	\$3,100	\$7,400	\$5,500	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$74,700	\$33,600	\$13,500	\$12,200
Importance Code A	\$58,700	\$2,500	\$1,400	\$1,400
Importance Code B	\$7,800	\$31,100	\$12,000	\$10,800
Importance Code C	\$8,200			
Total	\$74,700	\$33,600	\$13,500	\$12,200



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
	Exterior Walls								
	Masonry: Brick	99%	Now	\$173,900	LIFE	* *	5	\$55,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : At Window Surrounds							
		Efflorescence, Extent : Light, Area Affected : 20%							
		Location : All Facades							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : West Facade							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : At Grade - West Facade							
	Pre-Cast Concrete	1%			LIFE	* *	5	\$1,800	
Windows									
	Aluminum	88%			2035	* *	5	\$5,900	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Street Level							
		Explanation : Protective Metal Grilles							
	Glass Block	10%			LIFE	* *	5	\$400	
	Metal Louvers	2%			2030	\$4,200	10	\$800	
Parapets									
	Concrete Masonry Unit	45%	Now	\$25,700	LIFE	* *	5	\$5,300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Interior Face Of Parapet							
		Horizontal Cracks, Extent : Moderate, Area Affected : 25%							
		Location : Interior Face Of Parapet							
		Vertical Cracks, Extent : Light, Area Affected : 15%							
		Location : Interior Face Of Parapet							
	Masonry: Brick	50%	Now	\$31,600	LIFE	* *	5	\$5,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : South East Corner Of Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : South East Corner Of Facade							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
	Metal Panel	5%			2047	* *	5	\$2,000	
Roof									
	Modified Bitumen	100%	Now	\$93,200	2022	\$931,600			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations Throughout							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations Throughout							
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations Throughout							
		Seams Open/Split, Extent : Light, Area Affected : 15%							
		Location : Various Locations Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$4,700	
	Ceramic Tile	5%			2030	\$43,500	5	\$2,200	
	Quarry Tile	10%			2032	* *	5	\$6,500	
	Traffic Topping	5%			2027	\$27,900	5	\$2,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Multi Purpose Room									
Explanation : High Traffic Industrial Surface									
	Vinyl Tile	50%	Now	\$38,200	2027	\$190,900	3	\$8,100	
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Corridors									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Corridors And Room Thresholds									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Base Of Wall In Corridors									
	Vinyl Tile	25%			2032	* *	3	\$4,000	
Interior Walls									
	Ceramic Tile	20%			2036	* *	5	\$16,400	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$3,300	
	Gypsum Board	70%			LIFE	* *	5	\$34,500	
Ceilings									
	AcousTileSusp.Lay-In	65%			2032	* *	5	\$28,000	
	Exposed Concrete	5%			LIFE	* *	5	\$300	
	Gypsum Board	25%			LIFE	* *	5	\$13,500	
	Metal Panel	5%			LIFE	* *	5	\$2,700	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2037	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Power Breaker Rated At 1600 Amperes.									
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									
	Thermoplastic	100%			2037	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2032	* *	5	\$100	
	Locally Mounted	50%			2025	\$23,600	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	1%			2027	\$700	10	\$300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Mechanical Room							
	Fluorescent	99%			2027	\$65,500	10	\$26,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2027	\$20,200	10	\$3,500	
	Exit, Service	50%			2027	\$4,000	1		
	Exterior Lighting								
	HID	20%			2027	\$22,700	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2035	* *	1	\$5,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Outside, Clinic Waiting Area And Some Offices Explanation : CCTV Surveillance System And Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2032	* *	1-3	\$17,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations And Strobe Lights							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	75%			2035	**	1	\$10,700	
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Roof							
		Explanation : 7 Rooftop Package 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	\$400	
	No Component	75%							
	Terminal Devices								
	Convactor/Radiator	25%			2032	**	1	\$2,300	
	No Component	75%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 7 Units. R-410a							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,000	
	Exhaust Fans								
	Roof	100%			2032	**	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$17,100	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2032	**	4	\$1,100	
	Backflow Preventer								
	Generic	100%			2027	\$7,100	1	\$1,800	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : One Unit							
Fire Suppression	Standpipe								
	Generic	100%			2037		* *	1-5	\$14,500
Chemical System	Generic	100%			2025	\$27,200	1-3	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set							

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Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : TRANSITIONAL HOUSING ROSE HOUSE
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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$200,000	\$200,000
Interior Architecture	\$537,500	\$370,600
Electrical		\$748,300
Mechanical		\$236,600
Total	\$737,600	\$1,555,500
Importance Code A	\$200,000	\$200,000
Importance Code B	\$491,800	\$1,355,500
Importance Code C	\$45,800	
Total	\$737,600	\$1,555,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,000		\$4,400	
Interior Architecture	\$110,600			\$5,800
Electrical	\$12,100	\$1,900	\$2,500	\$2,300
Mechanical	\$44,300	\$8,600	\$8,900	\$7,000
Site Pavements	\$900			
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$215,800	\$17,400	\$22,800	\$22,000
Importance Code A	\$77,400	\$3,200	\$7,400	\$3,200
Importance Code B	\$116,400	\$14,200	\$15,300	\$18,800
Importance Code C	\$22,000			
Total	\$215,800	\$17,400	\$22,800	\$22,000



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$211,000		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Masonry: Brick	65%			LIFE	* *	5	\$175,500		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Masonry: Brick	5%			LIFE	* *	5	\$13,500		
Masonry: Limestone	10%			LIFE	* *	5	\$20,300		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Stucco Cement	10%			2035	* *	5	\$33,800		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Windows									
Aluminum	95%			2055	* *	5	\$26,700		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Metal Clad	5%			2038	* *	5	\$8,800		
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	\$11,600		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Masonry: Brick	77%			LIFE	* *	5-10	\$21,500		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Pre-Cast Concrete	3%			LIFE	* *	5	\$1,500		
Stucco Cement	10%	Now	\$3,300	2035	* *	5	\$500		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Roof									
Skylight, Metal/Glass	5%			2040	* *	10	\$5,500		
Under Construction	95%								

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%	Now	\$2,100	2026	\$103,600	3	\$11,700	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Basement Activity Area							
	Cast in Place Concrete	10%			LIFE	**	5	\$68,100	
	Ceramic Tile	25%	0-2	\$78,600	2033	**	5	\$19,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Bathrooms In Residences							
	Vinyl Tile	10%	0-2	\$27,600	2030	\$138,000	3	\$5,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 20%							
		Location : Kitchens In Residences							
	Wood	50%	4+	\$133,800	2045	**	5	\$73,000	
		Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
		Location : Throughout Residences							
		Uneven Surface, Extent : Light, Area Affected : 15%							
		Location : Throughout Residences							
Interior Walls									
	Ceramic Tile	15%	4+	\$7,200	2039	**	5	\$6,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Basement Corridor Area							
	Concrete Masonry Unit	5%			LIFE	**	5	\$3,300	
	Gypsum Board	50%			LIFE	**	5-10	\$70,800	
	Masonry: Fieldstone	5%			LIFE	**	10	\$1,700	
	Plaster	25%			LIFE	**	5-10	\$17,700	
Ceilings									
	AcousTileSusp.Lay-In	10%			2035	**	5	\$15,600	
	Exposed Struc: Steel	8%			LIFE	**	10	\$24,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Basement							
		Explanation : Metal Decking							
	Gypsum Board	82%			LIFE	**	5-10	\$438,900	
Site Enclosure									
Fence/Gates									
	Cast in Place Concrete	50%			2050	**			
	Chain Link	25%			2040	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rear Yard							
		Explanation : This Is A Fence On Top Of Concrete Wall Enclosure							
	Iron Picket	25%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%			2050	**			
Site Pavements									

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$900	2035	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various Areas At Street Front</i>									

On-Site Walkways

Cast in Place Concrete	95%			2035	**				
Metal	5%			2030			1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Areaways Located At Front Of Building</i>									
<i>Explanation : Steel Stairs Leading Down Into Areaway</i>									

Activity Yard

Not Accessible	100%								
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**		5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 400 Ampere And One 400 Ampere Main Disconnect Switches</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2050	**		5	\$1,700	
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Raceway

Conduit	100%			2050	**		1		
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Panelboards

Fused Disc Sw	10%			2046	**		5	\$100	
Molded Case Bkrs	90%			2038	**		5	\$1,500	

Wiring

Thermoplastic	100%			2040	**		1		
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Motor Controllers

Locally Mounted	100%			2035	**		5	\$400	
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Ground

Grounding Devices

Generic	100%	4+	\$9,900	LIFE	**		5	\$900	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	25%			2035	* *	10	\$14,600	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement, Offices And 2nd To 7th Floor Hallway							
	Fluorescent	10%			2035	* *	10	\$5,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Recreation Room							
	Fluorescent	20%			2035	* *	10	\$11,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
	Incandescent	45%			2030	\$491,600	2	\$600	
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$7,700	
	Exit, Battery	50%			2035	* *	10	\$2,200	
Exterior Lighting									
	HID	20%			2030	\$50,200	10		
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Rear Yard							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	* *	1	\$7,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Stairs, Basement, 1st Floor							
		Explanation : High Definition Cameras With Night Vision							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2030	\$206,500	1-3	\$12,100	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	3%			2040	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Basement And 1st Floor							
		Explanation : 10 Electric Heaters - Ceiling Mounted							
	Natural Gas	97%			2040	**	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	90%			2043	* *	1	\$28,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Of 124 W. 127 Street							
		Explanation : 1 Boiler Serves All Four Buildings							
	Hot Water Boiler	7%	0-2	\$33,600	2050	* *	1	\$2,000	
		Corroded, Extent : Severe, Area Affected : 2%							
		Location : Court Yard, Deteriorated Boiler Stack							
	Radiant Heater	3%			2030	\$33,100	2	\$900	
Distribution									
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$4,700	
Terminal Devices									
	Convactor/Radiator	100%			2035	* *	1	\$20,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Split Unit	10%			2025	\$132,900			
	Window/Wall Unit	80%			2025	\$103,800	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$11,300	
	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		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Side Of The Building							
		Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Into the Building							
	Backflow Preventer								
	Generic	100%			2030	\$15,800	1	\$3,900	
Fixtures									
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 7th Floor									
Explanation : One Unit Not Working									
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									

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

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$41,900
Electrical		\$301,600
Mechanical		\$132,500
Total		\$476,000
Importance Code A		\$174,400
Importance Code B		\$301,600
Total		\$476,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,400			
Interior Architecture		\$700	\$1,400	\$18,300
Electrical	\$1,200	\$1,700	\$1,200	\$1,500
Mechanical	\$15,600	\$1,400	\$1,800	\$11,000
Total	\$53,300	\$3,900	\$4,500	\$30,700
Importance Code A	\$37,300	\$900	\$900	\$900
Importance Code B	\$16,000	\$3,000	\$2,500	\$29,800
Importance Code C			\$1,100	
Total	\$53,300	\$3,900	\$4,500	\$30,700



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	25%			LIFE	**	5	\$41,900	
		Recent Replace Evident, Extent : Light, Area Affected : 25% Location : Front Facade							
	Stucco Cement	75%			2046	**	5	\$40,200	
		Recent Replace Evident, Extent : Light, Area Affected : 75% Location : Side And Rear Facade							
Windows									
	Aluminum	100%			2051	**	5	\$4,800	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout Other Observation, Extent : Light, Area Affected : 5% Location : D Line Apartments Explanation : Window Guard Too Small							
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,800	
		Recent Replace Evident, Extent : Light, Area Affected : 10% Location : Parapet Wall							
	Masonry: Brick	50%			LIFE	**	5	\$2,400	
		Recent Repair Evident, Extent : Light, Area Affected : 75% Location : Parapet Wall Other Observation, Extent : Light, Area Affected : 100% Location : Parapet Wall Explanation : Wall Covered With Modified Roofing							
	Metal Rail	40%			2046	**	5-10	\$35,300	
		Recent Installation, Extent : Light, Area Affected : 5% Location : Parapet Wall							
Roof									
	Modified Bitumen	95%			2037	**	10	\$14,400	
		Recent Installation, Extent : Light, Area Affected : 90% Location : Main Roof							
	Skylight, Metal/Glass	5%			2049	**	10	\$2,500	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$6,100	
	Ceramic Tile	5%			2032	**	5	\$1,400	
	Quarry Tile	25%			2034	**	5	\$10,400	
	Vinyl Tile	10%			2029	\$24,700	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	

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

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

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

Interior

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	**					
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Retaining Walls

Cast in Place Concrete	100%		2064	**					
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2042	**					
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Activity Yard

Cast in Place Concrete	40%		2042	**					
Pavers/Stone	5%		2038	**					
Rubber Matting	55%		2034	**					

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2039	**	5	\$100			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%		2039	**	5	\$500			
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Raceway

Conduit	100%		2039	**	1				
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Panelboards

Fused Disc Sw	10%		2037	**	5				
Molded Case Bkrs	90%		2037	**	5	\$400			

Wiring

Thermoplastic	100%		2039	**	1				
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Motor Controllers

Locally Mounted	100%		2034	**	5	\$100			
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$300			
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Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2029	\$90,500	10	\$4,800	
				T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Hallways, Offices And Basement					
	Incandescent	70%			2029	\$211,100	2	\$300	
	Egress Lighting								
	Emergency, Battery	50%			2029	\$12,400	10	\$2,100	
	Exit, Service	50%			2029	\$3,100	1		
	Exterior Lighting								
	LED	30%			2037	* *			
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$2,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways, Front And Right Side Of The Building					
				Explanation : Cctv Surveillance Cameras					
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	* *	1-3	\$10,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2027	\$132,500	1	\$8,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 3 Units					
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$1,300	2037	* *	4	\$900	
				Other Observation, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Explanation : Temperature Control Malfunction					
	Terminal Devices								
	Convactor/Radiator	100%			2034	* *	1	\$5,700	
Air Conditioning									
	Energy Source								
	Electricity	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.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	25%			2024	\$9,000	1		
	Window/Wall Unit	25%	0-2	\$9,000	2029	\$9,000	1		
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,000	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2037	* *	2	\$100	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$10,500	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,500	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : A Line							
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$700	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
	Sump Pump(s)								
	Submersible	100%	0-2	\$600	2024	\$600	4	\$400	
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
	Fixtures								
	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.

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 : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$788,500	
Interior Architecture		\$128,800
Electrical	\$21,900	\$577,700
Mechanical	\$140,000	\$192,400
Total	\$950,400	\$898,900
Importance Code A	\$788,500	\$192,400
Importance Code B	\$161,900	\$706,500
Total	\$950,400	\$898,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,900			
Interior Architecture	\$64,400	\$1,000	\$1,000	\$8,700
Electrical	\$700	\$1,100	\$900	\$2,100
Mechanical	\$11,500	\$3,400	\$2,800	\$15,300
Site Pavements	\$3,500			
Total	\$129,100	\$5,400	\$4,700	\$26,100
Importance Code A	\$50,200	\$1,300	\$1,300	\$1,300
Importance Code B	\$57,500	\$4,100	\$3,400	\$24,800
Importance Code C	\$21,400			
Total	\$129,100	\$5,400	\$4,700	\$26,100



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$200,600	LIFE	**	5	\$31,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Street Facades							
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : North And East Facades							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Window Lintels And Throughout Street Facades							
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Perimeter Facades							
	Vertical Cracks, Extent : Moderate, Area Affected : 20%							
	Location : North And East Facades At Corner							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Baement Foundation							
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Fire Escape Throughout							
	Explanation : Rusting							
Masonry: Limestone	5%	0-2	\$21,400	LIFE	**	5	\$1,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : At Main Entrance							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : At Window Sills And Decorative Banding							
Metal, Corrugated	2%			2049	**	1		
Stucco Cement	8%	Now	\$9,100	2034	**	5	\$3,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Interior Courtyard And Rear Façade							
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : Interior Courtyard And Rear Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Interior Courtyard And Rear Facade							
Windows								
Aluminum	90%	Now	\$191,100	2054	**	5	\$2,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Weather Strip Missing, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Wood	10%	Now	\$14,200	2054	**	5	\$2,400	
	Ctrwt/Balnc Not Funct, Extent : Moderate, 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.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	8%	Now	\$800	LIFE	* *	5	\$2,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Masonry: Brick	82%	Now	\$78,100	LIFE	* *	5	\$3,200	1
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout Diagonal Cracks, Extent : Moderate, Area Affected : 20% Location : North East Exterior, Interior Parapet Throughout Horizontal Cracks, Extent : Severe, Area Affected : 30% Location : Interior/ Exterior Faces Throughout Misaligned/Bulging, Extent : Moderate, Area Affected : 15% Location : Stepped Up Parapets							
	Pre-Cast Concrete	3%	Now	\$400	LIFE	* *	5	\$700	
		Horizontal Cracks, Extent : Moderate, Area Affected : 20% Location : Underside Of Coping Throughout Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Throughout Vegetation Growth, Extent : Moderate, Area Affected : 40% Location : Throughout							
	Stucco Cement	7%	Now	\$3,000	2034	* *	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Diagonal Cracks, Extent : Moderate, Area Affected : 40% Location : Throughout Horizontal Cracks, Extent : Severe, Area Affected : 25% Location : Throughout							
Roof									
	Modified Bitumen	95%	Now	\$259,300	2039	* *			1
		Alligatoring, Extent : Moderate, Area Affected : 25% Location : Throughout Blisters, Extent : Severe, Area Affected : 40% Location : Throughout Roof Surface Seams Open/Split, Extent : Severe, Area Affected : 20% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 35% Location : Throughout. Water Leaking Into Top Floor Apartments							
	Skylight, Metal/Glass	5%	Now	\$59,400	2049	* *			
		Water Penetration, Extent : Moderate, Area Affected : 50% Location : Throughout							
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
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	5%	Now	\$6,000	2029	\$60,000	5	\$1,500		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Bathrooms									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Bathrooms									
Vinyl Tile	20%			2029	\$68,800	3	\$2,900		
Wood	45%	0-2	\$30,000	2044	**	5	\$16,400		
Deteriorated Finish, Extent : Moderate, Area Affected : 30%									
Location : Various Apartments									
Loose Units, Extent : Moderate, Area Affected : 5%									
Location : Various Apartments									
Uneven Substrate, Extent : Moderate, Area Affected : 10%									
Location : Various Apartments									
Interior Walls									
Ceramic Tile	10%	Now	\$2,600	2032	**	5	\$2,200		
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Stair B At 3rd And 4th Floor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stair B At 3rd And 4th Floor									
Concrete Masonry Unit	5%	0-2	\$2,600	LIFE	**	5	\$900		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Gypsum Board	45%	Now	\$1,700	LIFE	**	5	\$12,000		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Bathrooms And Window Soffits In Apartments									
Masonry: Brick	10%	Now	\$9,000	LIFE	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Basement Walls									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Basement Walls									
Worn/Eroded, Extent : Severe, Area Affected : 10%									
Location : Basement Walls									
Plaster	30%	Now	\$5,600	LIFE	**	5	\$4,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Bulkheads									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Bulkheads									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	15%			2034	* *	5	\$5,800		
			Staining/Discoloring, Extent : Light, Area Affected : 2%						
			Location : First Floor Meeting Room And Corridor						
Exposed Concrete	5%			LIFE	* *	5	\$300		
Gypsum Board	60%	0-2	\$4,900	LIFE	* *	5	\$29,100		
			Water Penetration, Extent : Moderate, Area Affected : 10%						
			Location : Bathrooms And Window Soffits Within Apartments						
Plaster	20%	Now	\$2,100	LIFE	* *	5	\$4,800		
			Cracking/Crumbling, Extent : Moderate, Area Affected : 5%						
			Location : Bulkheads At Stairs						
			Water Penetration, Extent : Moderate, Area Affected : 10%						
			Location : Bulkheads At Stairs						
Site Enclosure									
Fence/Gates									
Chain Link	25%			2049	* *				
Wood	75%			2027					
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$2,600	2042	* *				
			Sinking/Subsiding, Extent : Moderate, Area Affected : 5%						
			Location : Throughout						
			Tripping Hazard, Extent : Moderate, Area Affected : 5%						
			Location : Throughout						
Activity Yard									
Asphalt	50%	Now	\$400	2038	* *				
			Sinking/Subsiding, Extent : Moderate, Area Affected : 50%						
			Location : Throughout						
Rubber Matting	50%	Now	\$400	2029	\$1,100				
			Ponding, Extent : Moderate, Area Affected : 20%						
			Location : Throughout						
			Worn/Eroded, Extent : Moderate, Area Affected : 10%						
			Location : Throughout						

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	* *	5	\$100	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			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								
	Fluorescent	50%			2029	\$219,000	10	\$11,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	40%			2029	\$175,200	10	\$9,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Apartment Units 1st Floor To 4th Floor							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	5%			2024	\$21,900	10	\$1,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	3%			2037	* *	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
	LED	2%			2037	* *			
	Egress Lighting								
	Emergency, Battery	50%			2029	\$18,000	10	\$3,100	
	Exit, Service	50%			2029	\$4,400	1		
	Exterior Lighting								
	HID	100%			2029	\$100,600	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$24,200	1	\$2,900	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2029	\$82,800	1-3	\$4,700	

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2027	\$192,400	1	\$12,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 3 Multiple Units								
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$800	2037	**	4	\$1,300	
	Leak Evident, Extent : Severe, Area Affected : 5%								
	Location : Next To Boiler								
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$8,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	15%			2023	\$140,000	2	\$200	
	Other Observation, Extent : Light, Area Affected : 15%								
	Location : 1st Floor								
	Explanation : 4 Units								
	Window/Wall Unit	25%			2024	\$13,000	1		
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,900	
	No Component	80%							
	Exhaust Fans								
	Roof	20%	Now	\$400	2029	\$8,300	2	\$100	
	Not in Service, Extent : Severe, Area Affected : 10%								
	Location : Roof								
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$3,700	2039	**	1		
	Corroded, Extent : Severe, Area Affected : 10%								
	Location : Water Main, Basement								
	Water Heater								
	Gas Fired	100%			2027	\$15,200	2	\$400	
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,700	LIFE	**	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Room In Basement								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	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.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Submersible	100%		2022	\$800	4	\$800	
	Sewage Ejector(s)							
	Electric	100%		2029	\$7,200	4	\$1,500	
	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.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : TRANSITIONAL HOUSING-HELP HAVEN
Address : 11 AND 13 WEST 137TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0072.000 / 4349 **Yr Built/Renovated** : 1920 / 1995
Area Sq Ft : 18,576 **Project Type** : HUMAN RESOURCES
Date of Survey : 05-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,6
Block : 1735 **Lot** : 28 **BIN** : 1053913

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$37,200	\$47,900
Electrical		\$383,200
Total	\$37,200	\$431,100
Importance Code B	\$37,200	\$431,100
Total	\$37,200	\$431,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$50,600		\$6,300	\$1,400
Electrical	\$700	\$500	\$800	\$600
Mechanical	\$2,900	\$2,200	\$2,000	\$1,700
Site Enclosure	\$900			
Total	\$55,100	\$2,700	\$9,100	\$3,700
Importance Code A	\$900	\$900	\$900	\$900
Importance Code B	\$46,600	\$1,800	\$7,000	\$2,800
Importance Code C	\$7,600		\$1,200	
Total	\$55,100	\$2,700	\$9,100	\$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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Under Construction	100%							
	Windows								
	Aluminum	90%			2038	**	5		
	Metal Clad	10%			2038	**	5		
	Parapets								
	Under Construction	100%							
	Roof								
	Skylight, Metal/Glass	5%			2040	**	10	\$1,900	
	Under Construction	95%							
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	**	5	\$11,800	
	Ceramic Tile	5%			2039	**	5	\$1,400	
	Quarry Tile	25%			2043	**	5	\$10,100	
	Vinyl Tile	20%	0-2	\$19,200	2030	\$47,900	3	\$2,000	
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Kitchens In Residences Throughout							
	Wood	40%	Now	\$37,200	2045	**	5	\$10,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : Residences							
	Interior Walls								
	Ceramic Tile	10%			2033	**	5	\$2,500	
	Concrete Masonry Unit	15%			LIFE	**	5	\$3,000	
	Gypsum Board	50%	Now	\$2,700	LIFE	**	5	\$7,400	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Residences On 6th Floor							
	Plaster	25%			LIFE	**	5-10	\$5,300	
	Ceilings								
	AcousTileSusp.Lay-In	15%			2035	**	5	\$4,100	
	Exposed Struc: Steel	5%			LIFE	**	10	\$2,700	
	Gypsum Board	55%	Now	\$7,800	LIFE	**	5	\$18,600	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Residences On 6th Floor							
	Plaster	25%			LIFE	**	5-10	\$11,600	
Site Enclosure									
	Fence/Gates								
	Chain Link	80%			2040	**			
	Iron Picket	20%			2050	**			
	Free Standing Walls								
	Cast in Place Concrete	100%			2050	**			

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

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete

90%

2050

**

Masonry: Fieldstone

10%

Now

\$900

2040

**

Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Stone Cracks Under Entrance To 11 West 136th Street

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2035

**

On-Site Walkways

Cast in Place Concrete

100%

2035

**

Activity Yard

Not Accessible

100%

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2040

**

5

\$100

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

Location : Electrical Room

Explanation : One 600 Ampere, One 200 Ampere And One 100 Ampere Main Disconnect Switch

Raceway

Conduit

100%

2040

**

1

Panelboards

Fused Disc Sw

10%

2038

**

5

Molded Case Bkrs

90%

2038

**

5

\$400

Wiring

Thermoplastic

100%

2040

**

1

Motor Controllers

Locally Mounted

100%

2035

**

5

\$100

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

25%

2030

\$79,600

10

\$4,300

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

Location : Basement, Multipurposed Room, Comfort Room And Offices

Explanation : T-12 Lamps

Fluorescent

10%

2035

**

10

\$1,700

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

Location : Hallways - First Through Sixth Floors

Explanation : T-5 Lamps

Incandescent

65%

2025

\$206,900

2

\$300

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2030	\$13,100	10	\$2,200	
Exit, Service	50%			2030	\$3,200	1		
Exterior Lighting								
HID	50%			2025	\$36,600	10		
LED	50%			2038	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$17,600	1	\$2,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	\$60,200	1-3	\$3,500	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$9,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Gas Fired Sectional Hot Water Boiler								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$1,400	
Terminal Devices								
Convactor/Radiator	90%			2035	**	1	\$5,400	
Fan Coil Unit/Heat	10%			2030	\$27,200	1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	\$30,200	1		
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,300	
No Component	80%							
Exhaust Fans								
Roof	20%			2030	\$6,000	2	\$100	
Wall Unit	10%			2030	\$600	2	\$100	
No Component	70%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2040	* *	1		
	Water Heater Gas Fired	100%			2029	\$11,100	2	\$300	
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Two 111 Gallon Leaks								
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : Side Of Building Explanation : Roof Scuppers Are Galvanized Steel Leader To Cast Iron Piping Into The Building.								
	Backflow Preventer Generic	100%			2030	\$4,600	1	\$1,100	
	Fixtures Generic	100%							
Fire Suppression									
	Sprinkler No Component	95%							
	Generic	5%			2040	* *	1-2	\$300	

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

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : TRANSITIONAL HOUSING-NEW DAY ONE
Address : 1275 WESTCHESTER AVENUE BTWN: LONGFELLOW AVE. - HOME ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0070.000 / 4347 **Yr Built/Renovated** : 1925 / 1992
Area Sq Ft : 57,630 **Project Type** : HUMAN RESOURCES
Date of Survey : 03-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,6
Block : 2758 **Lot** : 36 **BIN** : 2006311

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$218,600	\$46,100
Interior Architecture		\$124,200
Electrical	\$224,000	\$972,800
Mechanical	\$82,100	\$93,400
Total	\$524,700	\$1,236,400
Importance Code A	\$218,600	\$46,100
Importance Code B	\$306,100	\$1,142,300
Importance Code C		\$48,100
Total	\$524,700	\$1,236,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,800			
Interior Architecture	\$27,600	\$16,600	\$2,900	\$32,100
Electrical	\$600	\$2,400	\$1,600	\$13,300
Mechanical	\$66,900	\$7,600	\$15,300	\$7,600
Site Enclosure	\$1,300			
Total	\$115,200	\$26,600	\$19,800	\$53,000
Importance Code A	\$37,000	\$5,700	\$5,700	\$5,800
Importance Code B	\$54,600	\$20,900	\$11,200	\$47,100
Importance Code C	\$23,600		\$2,900	
Total	\$115,200	\$26,600	\$19,800	\$53,000



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 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
TRANSITIONAL HOUSING-NEW DAY ONE
Asset # : 4347

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$10,500	
	Recent Repair Evident, Extent : Light, Area Affected : 70%							
	Location : Entry Courtyard							
Masonry: Fieldstone	5%			LIFE	**	5	\$2,000	
Pre-Cast Concrete	5%	Now	\$18,100	LIFE	**	5	\$8,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Decorative Banding At Street Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Window Sills - Street Facade							
Stucco Cement	70%			2046	**	5	\$92,100	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Windows								
Aluminum	95%	Now	\$104,400	2045	**	5	\$12,000	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : North And East Facade Windows							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
	Location : North And East Facade Windows							
Metal Clad	5%	Now	\$68,200	2054	**	5	\$3,900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : East And West Stairwells							
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%							
	Location : East And West Stairwells							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : East And West Stairwells							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : East And West Stairwells							
Parapets								
Masonry: Brick	20%			LIFE	**	5		
	Recent Repair Evident, Extent : Light, Area Affected : 20%							
	Location : Main Roof							
Metal: Cage/Fence	15%			2042	**	5-10		
Pre-Cast Concrete	10%			LIFE	**	5		
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Main Roof							
Stucco Cement	55%			2046	**	5		
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : Main Roof							
Roof								
Modified Bitumen	95%			2037	**	10	\$400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Main Roof							
Skylight, Metal/Glass	5%			2055	**	10	\$100	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Stair Bulkhead							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Stucco Cement	100%	4+	\$700	2034	**	5	\$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Exterior Entry Passage To Rear Yard									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$16,600	
	Ceramic Tile	10%			2032	**	5	\$7,600	
	Quarry Tile	20%			2042	**	5	\$22,800	
	Vinyl Tile	15%			2034	**	3	\$4,300	
	Wood	45%			2044	**	5	\$64,200	
Interior Walls									
	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%			LIFE	**	5	\$48,100	
	Masonry: Brick	5%	Now	\$23,600	LIFE	**			
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room									
	Plaster	10%			LIFE	**	5	\$3,500	
Ceilings									
	Exposed Concrete	10%			LIFE	**	5	\$1,200	
	Gypsum Board	70%			LIFE	**	5	\$66,600	
	Gypsum Board	10%	Now	\$4,000	LIFE	**	5	\$9,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement Corridor And 6th Floor Apartment									
	Plaster	10%			LIFE	**	5	\$4,800	
Site Enclosure									
Fence/Gates									
	Chain Link	90%			2049	**			
	Iron Picket	10%			2064	**			
Retaining Walls									
	Cast in Place Concrete	8%			2049	**			
	Concrete Masonry Unit	32%	Now	\$1,300	2039	**			
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : East Wall In Rear Yard									
Explanation : Deteriorated Mortar Joints									
	Masonry: Fieldstone	60%			2039	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2034	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2034	**			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	**	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three Main Service Switches Rated At 400 Amperes Each							
	Switchgear / Switchboard								
	Fused Disc Sw	50%			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	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2029	\$790,100	10	\$42,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	20%			2034	**	10	\$10,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Egress Lighting								
	Emergency, Battery	50%			2029	\$40,500	10	\$7,000	
	Exit, Service	50%			2029	\$10,000	1		
	Exterior Lighting								
	HID	20%			2029	\$45,400	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof And Outside Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$54,500	1	\$6,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside And Hallways							
		Explanation : Surveillance Cameras System							

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

Now

\$37,300

2024

\$186,700

1-3

\$9,700

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Smoke Detectors, Strobe Lights And Manual Pull Stations*

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

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Steam Boiler

100%

Now

\$18,200

2034

* *

1

\$51,400

*Broken, Extent : Severe, Area Affected : 100%**Location : Boiler Burner In Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Natural Gas Burning Steam Boiler*

Distribution

Steam Piping/Pump

100%

Now

\$24,900

2039

* *

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

Terminal Devices

Convactor/Radiator

100%

2034

* *

1

\$18,600

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

70%

2024

\$82,100

1

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$32,100

Exhaust Fans

Roof

100%

2029

\$93,400

2

\$1,800

*Malfunctioning, Extent : Light, Area Affected : 33%**Location : Roof, 1 Of 3 Defective Exhaust Fan Motor*

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$21,000	2039	* *	1		
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : East Side							
		Explanation : Hot Water Piping Undersized Causing Shortages On East Side							
	HW Heat Exchanger Steam Fired	100%			2039	* *	4	\$5,700	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2029	\$8,600	4	\$1,800	
	Fixtures Generic	100%							
Fire Suppression									
	Sprinkler No Component	98%							
	Generic	2%			2039	* *	1-2	\$300	

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

Print Date : 16-Sep-2019

HUMAN RESOURCES ADMINISTRATION - FY 2020

Asset Name : TRANSITIONAL HOUSING-NEW DAY TWO
Address : 1138 LONGFELLOW AVENUE BTWN: WESTCHESTER AV. - HOME ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0071.000 / 4348 **Yr Built/Renovated** : 1906 / 1992
Area Sq Ft : 27,720 **Project Type** : HUMAN RESOURCES
Date of Survey : 25-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2758 **Lot** : 6 **BIN** : 2006302

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$322,200	
Interior Architecture	\$456,100	\$78,000
Electrical		\$198,900
Mechanical		\$45,100
Total	\$778,300	\$322,000
Importance Code A	\$322,200	
Importance Code B	\$456,100	\$322,000
Total	\$778,300	\$322,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,300	\$9,600	\$33,700	
Interior Architecture	\$48,300		\$7,200	\$2,600
Electrical	\$1,300	\$800	\$1,100	\$900
Mechanical	\$10,600	\$3,700	\$3,900	\$3,700
Total	\$82,600	\$14,000	\$46,000	\$7,200
Importance Code A	\$25,000	\$12,300	\$36,500	\$2,700
Importance Code B	\$25,600	\$1,700	\$9,500	\$4,400
Importance Code C	\$32,000			
Total	\$82,600	\$14,000	\$46,000	\$7,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%			LIFE	**	5	\$22,500	
	Masonry: Fieldstone	12%			LIFE	**	5	\$8,100	
	Slate Panels	3%	Now	\$73,600	LIFE	**	5	\$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Window Sills									
Cracking/Crumbling, Extent : Severe, Area Affected : 75%									
Location : Window Sills									
	Stucco Cement	60%			2043	**	5	\$67,500	
Windows									
	Aluminum	100%	Now	\$248,600	2046	**	5	\$5,700	
Air Infiltration, Extent : Severe, Area Affected : 60%									
Location : Apartment Units									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Parapets									
	Metal: Cage/Fence	10%			2047	**	5-10	\$5,700	
	Pre-Cast Concrete	15%			LIFE	**	5	\$14,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Parapet Walls									
	Stucco Cement	75%			2047	**	5	\$14,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Parapet Walls									
Explanation : Installed Over Brick Walls									
Roof									
	Modified Bitumen	95%			2038	**	10	\$14,400	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Roof									
	Skylight, Metal/Glass	5%			2050	**	10	\$2,500	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$18,100	
	Ceramic Tile	10%			2039	**	5	\$4,100	
	Quarry Tile	20%			2043	**	5	\$12,400	
	Traffic Topping	5%			2035	**	5	\$2,600	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Basement Floor									
Explanation : Epoxy Coating On Floor									
	Vinyl Tile	10%			2030	\$36,600	3	\$2,100	
	Wood	45%	Now	\$383,800	2058	**	5	\$17,400	
Deteriorated Finish, Extent : Severe, Area Affected : 20%									
Location : Throughout									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	4+	\$3,200	2039	* *	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	10%	4+	\$10,400	LIFE	* *	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	75%	4+	\$14,600	LIFE	* *	5	\$20,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	10%	Now	\$3,800	LIFE	* *	5	\$1,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Bulkheads							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Bulkheads							
Ceilings									
	AcousTileSusp.Lay-In	5%			2043	* *	5	\$2,100	
		Recent Installation, Extent : Light, Area Affected : 5%							
		Location : Basement							
	Gypsum Board	80%			LIFE	* *	5-10	\$113,700	
	Plaster	15%			LIFE	* *	5-10	\$10,700	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2040	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2043	* *			
	Activity Yard								
	Rubber Matting	100%			2035	* *			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 400 Ampere Main Disconnect Switches									
Switchgear / Switchboard									
	Fused Disc Sw	20%			2040	* *	5		
	Molded Case Bkrs	80%			2040	* *	5	\$600	

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TRANSITIONAL HOUSING-NEW DAY TWO
Asset # : 4348

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2040	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2038	* *	5		
	Molded Case Bkrs	95%			2038	* *	5	\$700	
	Wiring								
	Thermoplastic	100%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2035	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	
Lighting									
	Interior Lighting								
	Fluorescent	99%			2035	* *	10	\$25,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Incandescent	1%			2030	\$4,800	2		
	Egress Lighting								
	Emergency, Battery	50%			2030	\$19,500	10	\$3,300	
	Exit, Service	50%			2030	\$4,800	1		
	Exterior Lighting								
	HID	100%			2030	\$109,100	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	\$26,200	1	\$3,100	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2030	\$89,800	1-3	\$5,300	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2035	* *	1	\$27,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside The Building								
	Explanation : Steam Boiler Replacement Has Been Scheduled. 1 Temporary Boiler Is Being Used.								
	Distribution								
	Steam Piping/Pump	100%			2040	* *			

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2035	* *	1	\$9,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2025	\$45,100	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$2,400	
	No Component	90%							
	Exhaust Fans								
	Roof	10%			2035	* *	2	\$100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	0-2	\$6,100	2040	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 30% Location : A, B, 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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