Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

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

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

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

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

Block : 1548 Lot : 19 BIN : 3042090

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,475,500	
Interior Architecture	\$1,601,500	\$67,600
Electrical	\$1,341,000	\$2,188,600
Mechanical	\$2,589,500	\$3,865,100
Site Pavements	\$96,500	
Total	\$9,104,100	\$6,121,300
Importance Code A	\$4,213,500	\$50,200
Importance Code B	\$4,890,700	\$6,071,100
Total	\$9,104,100	\$6,121,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$106,400			
Interior Architecture	\$142,000			\$16,200
Electrical	\$2,600	\$3,100	\$64,500	\$1,600
Mechanical	\$11,300	\$25,100	\$97,600	\$25,300
Site Enclosure	\$7,700			
Site Pavements	\$10,700			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$286,600	\$34,100	\$168,000	\$49,100
Importance Code A	\$106,400	\$14,300	\$14,600	\$14,300
Importance Code B	\$158,500	\$19,800	\$153,400	\$34,800
Importance Code C	\$21,700			
Total	\$286,600	\$34,100	\$168,000	\$49,100



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

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

Asset #: 1951

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

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

Asset #: 1951

Architecture	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority					
Exterior Roof									
Modified Bitumen	60% Now \$651,500 Alligatoring, Extent : Moderate, Area A	2042 * * Iffected : 75%		1					
	Location : Throughout								
	Blisters, Extent : Severe, Area Affected Location : Roofs Over Auditorium, Fo Cafeteria And Gymnasium		rst Floor Corridor Between						
	Drains Clogged, Extent : Severe, Area . Location : Roof C	Affected : 2%							
	Miss/Damaged Flashings, Extent : Mod Location : At Junction Of High Wall (	**							
	Punct/Tear/Impact Damage, Extent : M. Location : Roofs A, B, E								
	Recent Repair Evident, Extent : N/A, A: Location : Roof B And E	rea Affected : 15%							
	Vegetation Growth, Extent: Moderate, Area Affected: 5%  Location: Roof A And E								
	Water Penetration, Extent: Severe, Area Affected: 30%  Location: Over Junction Of First Floor Corridor And Gymnasium, Roofs A, B, E								
Modified Bitumen	30% 0-2 \$325,700 Alligatoring, Extent: Moderate, Area A Location: Roof F And G	2042 ** Iffected : 50%							
	Worn/Eroded, Extent : Moderate, Area Location : Roof F And G	Affected : 100%							
Play Surface	5% Now \$37,800 Water Penetration, Extent: Moderate, Location: First Floor Roof	2042 ** Area Affected : 10%							
	Worn/Eroded, Extent : Moderate, Area Location : First Floor Roof	Affected : 100%							
Skylight, Metal/Glass	5%	2042 **	10 \$17,000						
Interior		<del>-</del>							

Interior

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Asset #: 1951

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Cast in Place Concrete	Cracking/ Location Water Per	n : Through netration, E.	\$35,900 Extent: Light, Are out Basement xtent: Severe, Areat, Incomplete Con-	ı Affected	d : 25%	5	\$47,300	
Ceramic Tile	_		\$285,800 Extent : Light, Are	2035 ea Affecte	* * ed : 20%	5	\$13,000	
Marble Panels			\$46,300 nents, Extent : Mode obby	LIFE erate, Ar	* * rea Affected : 2%	5	\$8,100	
Quarry Tile	Location Worn/Ero	Crumbling, 1 : Kitchen	\$310,800 Extent : Light, Are : Light, Area Affec			5	\$8,100	
Terrazzo			\$3,900 Extent : Light, Are	LIFE ea Affecte	* * ed : 5%	5	\$1,700	
Vinyl Tile	Uneven Si		\$350,100 stent : Moderate, A Floor Corridor Nea			3 rridor	\$16,200	
Vinyl Tile	40%			2037	* *	3	\$43,200	
Wood	7%			2060	* *	5	\$28,400	

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

Asset #: 1951

rchitecture		Current R	epair	Futur	e Replaceme	nt	Ma	aintenance	
stem Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated C	ost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior	•			•		•			•
Interior Walls									
Cast in Place Concrete	Location : Water Penet	Througho ration, Ex	\$3,400 Extent: Light, Are out Basement And tent: Severe, Arec t Electrical Room	Lower Le 1 Affected	evel l : 5%	* *			
Ceramic Tile	10% Cracking/Cr Location:	umbling,	\$2,400 Extent : Moderate	2035 , Area A <u>f</u>		* *	5	\$500	
Fiberglass Panel	2%			LIFE		* *			
Gypsum Board	28% Cracking/Cr Location :	_	\$700 Extent : Light, Are out	LIFE ea Affecte		* *	5	\$1,500	
Masonry: Brick	2%			LIFE		* *			
Marble Panels	3% Cracking/Cr Location:	_	\$2,400 Extent : Light, Are	LIFE		* *			
Plaster	50% Cracking/Cr		\$10,800 Extent : Moderate	Area At	Factod · 25%		5	\$1,400	
	Location : Paint Peelin	Througho g, Extent	out, Below Cafeter : Moderate, Area . out, Below Cafeter	ia, Audit Affected .	orium Stage Lo · 25%	-			
Ceilings	Location: Paint Peelin Location:	Througho g, Extent Througho	out, Below Cafeter : Moderate, Area 2 out, Below Cafeter	ia, Audito Affected . ia, Audito	orium Stage Lo · 25% orium Stage Lo	eft, 4t		Offices	
Ceilings AcousTileSusp.Lay-In	Location: Paint Peelin Location:  25% Staining/Dis	Throughough Extent Throughoughoughoughoughoughoughoughoughough	out, Below Cafeter : Moderate, Area	ia, Audit Affected : ia, Audit 2045 c, Area Aj	orium Stage Lo · 25% orium Stage Lo	eft, 4t * *			
_	Location: Paint Peelin Location:  25% Staining/Dis Location: 10%	Througho g, Extent Througho 0-2 coloring, Througho 2-4 rumbling,	out, Below Cafeter : Moderate, Area 2 out, Below Cafeter \$175,600 Extent : Moderate out, 4th Floor, Cafe \$158,200 Extent : Light, Are	ia, Audito Affected . ia, Audito 2045 e, Area Aj eteria LIFE	orium Stage Lo · 25% orium Stage Lo Gected : 100%	eft, 4t * *	h Floor	Offices	
Acous Tile Susp. Lay-In	Location: Paint Peelin Location:  25% Staining/Dis Location: 10% Cracking/Cr Location: 15%	Througho g, Extent Througho 0-2 coloring, Througho 2-4 rumbling, Througho Now ration, Ex	sut, Below Cafeter : Moderate, Area 2 out, Below Cafeter \$175,600 Extent : Moderate out, 4th Floor, Cafe \$158,200 Extent : Light, Are out \$11,100 etent : Severe, Area	ia, Auditi Affected ia, Auditi 2045 c, Area Aj eteria LIFE a Affecte	orium Stage Lo · 25% orium Stage Lo Gected : 100% ed : 20%	eft, 4t * *	h Floor 5	Offices \$27,000	
Acous TileSusp.Lay-In  Exposed Struc: Concrete	Location: Paint Peelin Location:  25% Staining/Dis Location: 10% Cracking/Cr Location: 15% Water Penet Location: (Rooms 20 Paint Peelin Location: (Rooms 20 Other Obser	Throughory, Extent Throughory  0-2 coloring, Throughory  2-4 rumbling, Throughory  Now ration, Ex Room 500  Now rumbling, Throughory  0, 202, 20 g, Extent Throughory  0, 202, 20 control of the coloring of t	sut, Below Cafeter : Moderate, Area 2 out, Below Cafeter \$175,600 Extent : Moderate out, 4th Floor, Cafe \$158,200 Extent : Light, Are out \$11,100 etent : Severe, Area	ia, Auditi Affected ia, Auditi 2045 c, Area Aj eteria LIFE ta Affected LIFE to Affected LIFE do Affected Affected Mrs 500, 3 Old Skyl Affected Mrs 500, 3 Old Skyl	orium Stage Love 25%  orium Stage Love 25%  fected: 100%  d: 20%  fected: 40%  foo3, Stair 5a),  ights, Ceiling  603, Stair 5a),  ights, Ceiling	**  **  Throi  Over	5 5 5 sughout 2 Booth N ughout 2	\$27,000 \$3,400 \$40,500 \$67,600 Pad Floor Vear Auditorium	

Site Enclosure

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

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

Asset #: 1951

Architecture	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Fence/Gates							
Chain Link	95%		2052	**			
	Corrosion/Rusting, E. Location : Playgrou	-	Affected	: 35%			
Iron Picket	5%		2067	* *			
	Corrosion/Rusting, E. Location : Herkime	0	Affected	: 15%			
Retaining Walls							
Cast in Place Concrete	95% Now	\$7,700	2052	* *			
	Cracking/Crumbling, Location : Around I		, Area A <u>j</u>	fected : 75%			
Masonry: Brick	5%		2042	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	50% Now	\$48,300	2037	* *			
	Cracking/Crumbling, Location : Fulton S		, Area A <u>j</u>	fected : 15%			
Cast in Place Concrete	50% Now	\$48,300	2037	* *			
	Broken/Missing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location : By Dump	oster Southeast Co	ner Of L	ot			
	Cracking/Crumbling, Location : Near Co			ted : 10%			
On-Site Walkways							
Cast in Place Concrete	100%		2037	* *			
Parking/Driveway							
Cast in Place Concrete	100% 0-2	\$2,000	2045	* *			
	Cracking/Crumbling,		, Area A <u>j</u>	fected : 10%			
	Location : At Dump	ster On Herkimer					
Activity Yard							
Asphalt	100% 4+	\$8,700	2035	* *			
	Cracking/Crumbling,	_	a Affecte	ed : 15%			
	Location : Playgroi	ınd					

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$50,200	5	\$600	
	Suspect Water Damage, Extent : Light, 1	Area Affe	cted : 100%			
	Location : Electrical Room					
	Other Observation, Extent: N/A, Area A	Affected :	100%			
	Location : Electrical Room					
	Explanation: One 1600 Ampere Main	Disconn	ect Switch			

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

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

Asset #: 1951

Electrical	Current Repai	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Switchgear / Switchboard						
Fused Disc Sw	80%	2032	\$228,600	5	\$500	
Fused Disc Sw	20%	2052	* *	5	\$100	
Raceway						
Conduit	90%	2032	\$253,900	1		
Conduit	10%	2042	* *	1		
Panelboards						
Fused Disc Sw	10%	2031	\$29,200	5	\$300	
	Enclosure Corroded, Exter	nt : Moderate, Area Aff	ected : 100%			
	Location: 5th Floor Med	chanical Room				
Molded Case Bkrs	70%	2031	\$204,700	5	\$2,700	
Molded Case Bkrs	20%	2040	* *	5	\$800	
Wiring					· · · · · · · · · · · · · · · · · · ·	
Braided Cloth	40%	2031	\$156,100	1		
Thermoplastic	60%	2042	* *	1		
Motor Controllers						
Locally Mounted	100%	2030	\$177,200	5	\$1,000	
Ground			•			
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,100	
Lighting						
Interior Lighting						
Fluorescent	20%	2027	\$420,700	10	\$26,500	
	T-12 Lamps And Fixtures, Location : Throughout T		fected : 100%			
Fluorescent	50%	2032	\$1,051,700	10	\$66,300	
	T-8 Lamps And Fixtures, E	Extent : Light, Area Affe			-	
	Location : Throughout T	he Building				
Incandescent	20%	2027	\$781,800	2	\$600	
LED	10%	2037	**	-	7 - 0	
Egress Lighting						
Emergency, Battery	50%	2037	* *	10	\$17,400	
Exit, Service	25%	2027	\$15,200	1	,	
Exit, Battery	25%	2037	**	10	\$2,400	
Exterior Lighting					<u> </u>	
HID	10%	2027	\$65,800	10		
No Component	90%	_ <b></b> ,	,	-		
Alarm						
Fire/Smoke Detection						
No Component	80%					

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

#### Heating

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

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

Asset #: 1951

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

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Asset #: 1951

Mechanical	Current	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Exhaust Fans							
Interior	95% 0-2	\$594,500	2042	* *	2	\$3,400	
	Abandoned in Place						
		or Elevator Machin					
	Malfunctioning, Ext	-	ffected : 1	00%			
	Location : Baseme						
	Other Observation,						
		or Elevator Machine			D 0	_	
		aust Fan Not Used I					
Roof	5%		2032	\$13,700	2	\$200	
	Other Observation,	Extent : Light, Area	Affected :	5%			
	Location: Roof A			T. 1 0 1			
<u> </u>	Explanation : Exh	aust Fans On The R	oof Are Fo	or Kitchen Only			
lumbing							
H/C Water Piping	1000/		2022	¢1 012 200	1		
Brass/Copper	100%		2032	\$1,812,200	1		
Water Heater With Tanks	20/		2025	\$500	4		
Electric	2%	Entant Light And	2025	\$500	4		
	Abandoned in Place	, Extent . Light, Are or Girls Bathroom, .			hroom		
Gas Fired	98% Now	\$300	2032	\$16,300	2		
	Unit Inoperable, Ext		ffected : 1	00%			
	Location : Boiler I		1.00 . 1	1000/			
	Other Observation,		a Affected	: 100%			
	Location : Boiler I		V-4 C4	T D:	4-J M	-4 WLi Ci	
	Boilers Were Deco	er Heater And Hot V mmissioned	vater Store	age 1ank Disconn	ectea. N	ot working since	
	Doners were Deco	mmissionea.					
HW Heat Exchanger							
HW Heat Exchanger Not Accessible	100%						
Not Accessible	100%						
Not Accessible Sanitary Piping	100%		LIFE	**	1		
Not Accessible Sanitary Piping Cast Iron			LIFE	* *	1		
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping	100%			**			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron			LIFE LIFE		1		
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping	100%						
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic	100%						
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Fertical Transport	100%						
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic	100%						
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Fertical Transport Elevators	100% 100% 100%	Extent : N/A, Area A	LIFE	**			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators	100% 100% 100%		LIFE	**			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Fertical Transport Elevators	100%  100%  100%  100%  Other Observation,	To 5th Floor	LIFE	**			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction	100%  100%  100%  100%  Other Observation, Location: Lobby T	To 5th Floor	LIFE	**			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Fertical Transport Elevators Geared Traction	100%  100%  100%  100%  Other Observation, Location: Lobby T	To 5th Floor	LIFE	**			
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction	100%  100%  100%  100%  Other Observation, Location: Lobby T	To 5th Floor	LIFE	**		\$72,800	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction  ire Suppression Standpipe	100%  100%  100%  100%  Other Observation, Location: Lobby Texplanation: One	To 5th Floor	LIFE LIFE (ffected : 1	**	1	\$72,800	
Not Accessible Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Fixtures Generic Vertical Transport Elevators Geared Traction  Suppression Standpipe Generic	100%  100%  100%  100%  Other Observation, Location: Lobby Texplanation: One	To 5th Floor	LIFE LIFE (ffected : 1	**	1	\$72,800	

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

Asset #: 1951

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Fire Pump							
Generic	100%		2035	* *	1	\$27,000	
Chemical System							
No Component	97%						
Generic	3%	Now	2027	\$500	1-3	\$2,100	
	Not in Serv	vice, Extent : Moderate, Area	Affected	: 100%			
	Location	: Kitchen Not In Use So Syste	em Not T	ested			

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

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

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#### Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

Asset Name : BROWNSVILLE MULTI SERVICE CTR.

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

Borough : BROOKLYN Agency's Number : N/A

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

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

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

Block : 3496 Lot : 4 BIN : 3080726

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$582,400	\$65,700
Interior Architecture	\$57,000	\$963,800
Electrical	\$494,100	\$556,700
Mechanical	\$212,200	\$744,700
Site Pavements	\$466,200	
Total	\$1,811,900	\$2,330,900
Importance Code A	\$582,400	\$575,900
Importance Code B	\$1,014,900	\$1,703,800
Importance Code C	\$214,500	\$51,200
Total	\$1,811,900	\$2,330,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$28,600		\$29,000	\$21,200
Interior Architecture	\$129,800		\$2,700	\$4,800
Electrical	\$21,100	\$1,700	\$103,300	\$1,000
Mechanical	\$12,200	\$4,600	\$20,600	\$5,900
Site Enclosure	\$11,800			
Site Pavements	\$29,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$237,100	\$10,200	\$159,500	\$36,800
Importance Code A	\$30,400	\$1,800	\$31,300	\$23,000
Importance Code B	\$123,700	\$8,400	\$128,200	\$13,800
Importance Code C	\$82,900			
Total	\$237,100	\$10,200	\$159,500	\$36,800



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

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

Asset #: 1953

chitecture	Current R	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls Cast in Place Concrete	17% Now Cracking/Crumbling, Location: Througho		LIFE rea Affec	* * ted : 20%	5	\$65,700	1
Concrete Masonry Unit	58% 0-2 Cracking/Crumbling, Location: Throughe Joint Mortar Miss/Ere Location: Throughe Vegetation Growth, E. Location: North Fa	out od, Extent : Moder out xtent : Moderate, 2	ate, Ared	a Affected : 5%	5	\$28,000	
Masonry: Limestone	5% 0-2 Cracking/Crumbling, Location: Througho	\$59,500 Extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$2,900	
Window Wall	20% Glazing Clouded, Ext. Location: Main Lol Other Observation, E. Location: Main Lol Explanation: Glazin	bby xtent : Light, Area bby	Affected		5	\$58,000	
Windows	Explanation : Glazif	ng 11us Been 1 um	Cu				
Aluminum	100% 0-2 Broken/Missing Elema Location : Through		2040 erate, Ar	* * ea Affected : 20%	5	\$5,400	
Parapets							
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling, Location: Througho		LIFE e, Area Aj	* * fected : 50%	5	\$2,300	
Concrete Masonry Unit	20% 0-2 Cracking/Crumbling, Location: Througho		LIFE , Area Aj	* * Gected : 20%	5	\$1,300	
Metal Rail	75% Now Broken/Missing Eleme Location: South Sid Corrosion/Rusting, Ex Location: Throughor Deformed/Dented, Ex Location: Throughor	le Of Roof xtent : Moderate, A out ctent : Light, Area A	Area Affe	cted : 25%	5	\$31,500	
Roof							
Roll Roofing	100%		2028	\$161,300	5	\$42,400	
Soffits Cast in Place Concrete	100%		LIFE	* *	5	\$14,900	

Interior

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

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

Asset #: 1953

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors	• • •				<b>0.10 7.00</b>	_	00.100	
Carpet	2%			2031	\$18,500 * *	3	\$2,100	
Cast in Place Concrete	10%	4.1	<b>#2.000</b>	LIFE	* *	5	\$11,700	
Ceramic Tile			\$3,000 : Light, Area Affec Throughout	2035 ted : 25%		5	\$1,300	
Terrazzo	_		\$19,600 Extent : Light, Are tibule	LIFE ea Affecte	* * ed : 10%	5	\$8,400	
Vinyl Tile	_		\$18,300 Extent : Moderate out	2032 , Area Aj	\$912,500 fected : 10%	3	\$12,700	
Interior Walls								
Ceramic Tile			\$25,000 : Light, Area Affec hroughout	2035 ted : 5%	**	5	\$11,600	
Concrete Masonry Unit	Cracking/	Now Crumbling, 1 : Through	\$57,000 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$12,400	
Glass: Single Pane	5%			LIFE	* *	5	\$5,800	
Gypsum Board	_		\$23,300 Extent : Moderate out	LIFE , Area Aj	* * fected : 5%	5	\$51,200	
Metal Panel	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	Cracking/	Now Crumbling, 1 : Through	\$27,000 Extent : Light, Are out	2037 ea Affecte	* * ed : 10%	5	\$10,700	
AcousTileConcealSpLn	8%			2037	* *	5	\$5,400	
AcousTileSusp.Lay-In	15%	Now	\$13,100	2037	* *	5	\$4,000	
	Location Staining/L	: Third Fl Discoloring,	eents, Extent : Mode oor Offices . Extent : Moderate oor Offices					
Exposed Struc: Concrete	30%			LIFE	* *	5	\$2,500	
Gypsum Board	15%			LIFE	* *	5	\$10,100	
Site Enclosure Fence/Gates Chain Link	•		\$4,800 ent : Moderate, Are out	2062 a Affecte	* * ed : 50%			
Iron Picket	70%			2067	* *			
Free Standing Walls Cast in Place Concrete	100%			2052	* *			

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

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

Asset #: 1953

rchitecture	Current Repair	Future Replacement	Maintenance
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priorit
e Enclosure Retaining Walls Cast in Place Concrete	100% Now \$6,900 Cracking/Crumbling, Extent : Modera Location : Rear Yard	2052 ** te, Area Affected : 15%	
Pavements	Locuiton : Rear Tura		
Public Sidewalk Cast in Place Concrete Under Construction	50% 50% Other Observation, Extent: N/A, Area Location: Along Amboy Street		
On-Site Walkways	Explanation : Gas Line Being Install	ea below Staewark	
Cast in Place Concrete	50% Now \$94,600 Cracking/Crumbling, Extent: Severe, Location: Throughout Misaligned/Bulging, Extent: Moderate Location: Front And Rear Yard Sinking/Subsiding, Extent: Moderate, Location: Front And Rear Yard	e, Area Affected : 30%	
Pavers/Stone	50% Now \$62,900 Cracking/Crumbling, Extent: Modera Location: Throughout Misaligned/Bulging, Extent: Moderate Location: Front And Rear Yard Sinking/Subsiding, Extent: Moderate, Location: Front And Rear Yard	te, Area Affected : 20% e, Area Affected : 20%	
Parking/Driveway Asphalt	100% Now \$29,700 Cracking/Crumbling, Extent: Modera Location: Throughout Misaligned/Bulging, Extent: Moderate Location: West Side Of Lot	te, Area Affected : 25%	
Activity Yard Pavers/Stone	100% Now \$308,600 Broken/Missing Elements, Extent: Sev Location: Rear Of Building Cracking/Crumbling, Extent: Severe, Location: Rear Of Building Sinking/Subsiding, Extent: Moderate, Location: Rear Of Building	Area Affected : 30%	

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

Under 600 Volts

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

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

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

Asset #: 1953

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

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

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

Asset #: 1953

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	5%	2027	\$4,700	1-3	\$1,100	
	Other Observation, Extent: N/A, Area	a Affected : 1	00%			
	Location: Electrical Room					
	Explanation : Smoke Detection Syst	'em				
Generic, Digital	25%	2032	\$23,300	1-3	\$5,700	

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2030	\$383,100	1	\$18,300	
	Other Observation, Extent: N/A, Area	Affected:	100%			
	Location: Basement Boiler Room					
Distribution	Explanation: 12 Multiple Units					
Hot Wtr Piping/Pump	100%	2040	* *	4	\$1,800	
Terminal Devices	10076	2040		4	\$1,000	
Convector/Radiator	100%	2030	\$294,900	1	\$11,900	
Air Conditioning	10070	2030	\$274,700	1	\$11,900	
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment						
Reciprocating	50%	2042	* *	1	\$8,600	
Compr/Chiller					. ,	
-	Abandoned in Place, Extent : Severe, A	Area Affect	ted : 50%			
	Location: Basement					
Window/Wall Unit	50%	2027	\$68,300	1		
Heat Rejection						
Water Cooling Tower	100%	2037	* *	2	\$37,200	
	Abandoned in Place, Extent: Severe, A	Area Affect	ted : 50%			
	Location : Roof					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$20,600	
Exhaust Fans	0004		<b>.</b>		4	
Interior	90%	2027	\$143,900	2	\$1,000	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location: Basement	, D	1.T. D. 4.T.		Г	
D 6	Explanation: Fan Coil Unit In Bases					
Roof	10%	2032	\$7,000	2	\$100	

#### Plumbing

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

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

Asset #: 1953

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

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

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

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#### Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

Asset Name : BUSHWICK MULTI SERVICE CENTER

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

Borough : BROOKLYN Agency's Number : N/A

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

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

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

Block : 3444 Lot : 22 BIN : 3080067

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,047,700	\$52,600
Interior Architecture	\$326,900	
Electrical	\$204,900	\$711,700
Mechanical	\$232,300	\$855,400
Site Enclosure	\$68,700	
Total	\$1,880,400	\$1,619,600
Importance Code A	\$1,139,800	\$52,600
Importance Code B	\$564,000	\$1,567,000
Importance Code C	\$176,600	
Total	\$1,880,400	\$1,619,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,500		\$100	\$1,500
Interior Architecture	\$111,000		\$4,000	\$74,500
Electrical	\$22,300	\$2,900	\$75,000	\$2,700
Mechanical	\$16,300	\$8,100	\$27,400	\$8,100
Site Enclosure	\$200			
Site Pavements	\$8,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$186,900	\$14,900	\$110,400	\$90,800
Importance Code A	\$24,500	\$5,400	\$5,600	\$6,800
Importance Code B	\$159,500	\$9,600	\$104,800	\$84,000
Importance Code C	\$2,900			
Total	\$186,900	\$14,900	\$110,400	\$90,800



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

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

Asset #: 1952

rchitecture	Current I	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls								
Cast in Place Concrete	5% 2-4	\$21,500	LIFE	* *	5	\$17,500		
	Cracking/Crumbling, Location : Through	-	a Affecte	ed : 10%				
Masonry: Brick	75% 4+ Horizontal Cracks, E		LIFE Affected	* * : 2%	5	\$52,600		
	Location : Bulkhead Joint Mortar Miss/Er Location : North A	od, Extent : Light,	Area Affe	ected : 25%				
	Vertical Cracks, Exte Location: South Wi	nt : Light, Area Aff	ected : 5	%				
Masonry: Granite	10% 2-4	\$53,900	LIFE	* *	5	\$5,300		
•	Broken/Missing Elem Location : Steps At	_	, Area Aj	ffected : 5%				
	Cracking/Crumbling, Location : Steps At	Extent : Light, Are	a Affecte	ed : 5%				
Masonry: Limestone	10% 2-4	\$80,900	LIFE	**	5	\$5,300		
	Broken/Missing Elem Location: Baluster	-	-	-				
	Staining/Discoloring, Location: Through	, Extent : Light, Are						
Windows								
Aluminum	30%		2048	* *	5	\$2,900		
Metal Louvers	5%		2035	* *	10	\$3,000		
	Corrosion/Rusting, E Location : Ground	-	4ffected	: 25%				
Wood	65% Now Air Infiltration, Exter	\$148,100 nt : Moderate, Area	2057 Affected	* *	5	\$31,500		
	Location : Through	out						
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Deteriorated Finish,		Area Aff	ected : 50%				
	Location : Through	out						
	Split/Cracked, Extent		Affected .	: 50%				
D	Location : Through	ош						
Parapets Masonry: Brick	90%		LIFE	* *	5	\$600		
Metal Panel	10%		2042	* *	5	\$300		

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

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

Asset #: 1952

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

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

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

Asset #: 1952

Architecture		Current F	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls Cast in Place Concrete	5%			LIFE	* *			
Cast III I face Concrete	Paint Pee	ling, Extent	: Light, Area Affec out Basement Mec	ted : 259				
Ceramic Tile	Location Cracking/ Location Joint Mor	issing Elem 1 : Toilets Crumbling, 1 : Toilets	\$57,300 nents, Extent : Mod Extent : Moderate rod, Extent : Moder	, Area Aj	ffected : 5%	5	\$5,300	
Gypsum Board	Cracking/	_	\$2,900 Extent : Moderate out Basement Corr	-	* * ffected : 15%	5	\$6,400	
Masonry: Brick	5%			LIFE	* *			
Plaster  Ceilings AcousTileSusp.Lay-In	Location Paint Peel Location Water Pen	Crumbling,  1: North Ar  ling, Extent  1: North Ar  netration, E.  1: North Ar	\$50,700 Extent: Moderate and South Bulkheads : Moderate, Area and South Bulkheads extent: Moderate, A and South Bulkheads	, Boiler Affected rea Affe	Room, Basement C : 25%	5 Corridor	\$12,800 \$8,000	
reconstructions, Edy in	Broken/M Location Staining/L	issing Elem 1 : Through Discoloring,	nents, Extent : Mod out Basement . Extent : Moderate out Basement	erate, Ar		3	ψο,σσσ	
Plaster	Location Water Pen	Crumbling, 1 : North Ar 1 etration, E	\$43,000 Extent: Moderate nd South Bulkheads xtent: Moderate, A nd South Bulkheads	, Basem rea Affe	ent Corridor	5	\$45,300	
ite Enclosure								
Fence/Gates								
Iron Picket	Broken/M. Location Corrosion Location	n : Through /Rusting, E n : Through	xtent : Moderate, A	lrea Affe	cted : 50%			

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

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

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# **HUMAN RESOURCES ADMINISTRATION - 096 BUSHWICK MULTI SERVICE CENTER**

Asset #: 1952

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

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

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

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

Asset #: 1952

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fround						
Grounding Devices						
Generic	100% 0-2 \$10,200	LIFE	* *	5	\$800	
	Corroded, Extent : Moderate, Area Affect Location : Water Main	cted : 100%	6			
1.1.4	Location : water Main					
Lighting Interior Lighting						
Fluorescent	70%	2037	* *	10	\$34,700	
Tuorescent	T-8 Lamps And Fixtures, Extent: Light,		ted · 100%	10	\$34,700	
	Location: Throughout The Building	111eu 11jjec	ieu . 10070			
Fluorescent	15%	2032	\$118,200	10	\$7,400	
1 Idorescent	T-12 Lamps And Fixtures, Extent : Light			10	φ/,που	
	Location: Throughout The Building	, 111 си Лује				
Incandescent	10%	2027	\$146,400	2	\$100	
LED	5%	2037	**	2	\$100	
LLD	Other Observation, Extent : N/A, Area A		00%			
	Location: 1st Floor Office, Stairways		0070			
	Explanation : LED Lighting Fixtures					
Egress Lighting	7 8 8					
Emergency, Battery	40%	2037	* *	10	\$5,200	
Emergency, Battery	10%	2027	\$8,900	10	\$1,300	
Exit, Battery	50%	2037	* *	10	\$1,800	
Exterior Lighting						
HID	8%	2027	\$19,700	10		
HID	1% Now \$500	2032	\$2,500			
	Malfunctioning, Extent : Moderate, Area	a Affected :	: 25%			
	Location: Roof Parapet					
	Outdr Lights On During Daytime, Exten	ıt : Modera	ite, Area Affected	: 10%		
	Location : Roof Parapet					
Incandescent	1% Now \$1,700	2042	**	2		
	Damaged Fixtures, Extent : Moderate, A	Area Affect	ed : 100%			
	Location: Main Entrance Stairs					
	Other Observation, Extent: Moderate, A	Area Affect	ed: 100%			
	Location: Main Entrance Steps					
	Explanation: Two Ornamental Post S	tyle Light F	Tixtures Are Miss	ing Glob	pes And Bulbs	
No Component	90%					
Alarm						
Security System	250/					
No Component	25%	2040	* *	1	¢15 000	
Generic	75% Other Observation Extent: N/A Area	2040		1	\$15,200	
	Other Observation, Extent : N/A, Area A Location : Basement First Floor And S					
	Explanation: Intrusion Alarm And CO					
	Explanation . Intrusion Atarm Ana CC	iv securii	iy Cameras			

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

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

Asset #: 1952

Electrical	Current Repair	Future Replaceme	nt	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated ( FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2040	* *	1-3	\$10,300	
	Other Observation, Extent : Light, Area	a Affected : 10%				
	Location : Lobby					
	Explanation : Automatic Alarm Dial	Out To Fire Departmen	t Is Λ	lot Funct	ional	

Mechanical	Cı	urrent R	epair	Futur	e Replacement	M	aintenance	
System Component Type		l Date (ears)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Steam Boiler	100% N	low	\$92,100	2037	* *	1	\$48,200	
			e, Area Affected :					
	Location: B	oilers 4	And 5 In Boiler R	oom				
	Other Observa	ation, Ex	tent : N/A, Area A	ffected :	100%			
	Location: B	asement	Boiler Room					
	Explanation	: 10 Mu	ltiple Units, Conv	erted Ste	eam System			
Distribution								
Steam Piping/Pump	100%			2032	\$423,200			
Terminal Devices								
Convector/Radiator	100%			2030	\$432,200	1	\$17,500	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Split Unit	10%			2037	* *			
Window/Wall Unit	70%			2027	\$140,100	1		
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper		2-4	\$13,600	2042	* *	1		
			derate, Area Affec					
	Location : C	onnectir	ig Pipe At Water N	Iain, Ba	sement			
Water Heater With Tanks								
Gas Fired	100%			2030	\$16,700	2		
			tent : N/A, Area A	ffected :	100%			
	Location : B							
	Explanation	: One 10	00 Gallon Tank					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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# HUMAN RESOURCES ADMINISTRATION - 096 BUSHWICK MULTI SERVICE CENTER

Asset #: 1952

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

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

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

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#### Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

Asset Name : EAST HARLEM MULTI SERVICE CENTER

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

Borough : MANHATTAN Agency's Number : N/A

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

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

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

Block : 1808 Lot : 8 BIN : 1054888

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,497,400	\$104,400
Interior Architecture	\$991,600	\$69,900
Electrical	\$1,605,800	\$1,031,400
Mechanical	\$849,300	\$3,529,100
Site Pavements	\$284,400	
Total	\$5,228,500	\$4,734,800
Importance Code A	\$1,658,300	\$506,700
Importance Code B	\$3,065,200	\$4,228,000
Importance Code C	\$505,000	
Total	\$5,228,500	\$4,734,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$21,300			
Interior Architecture	\$116,600			\$14,500
Electrical	\$2,100	\$3,000	\$99,400	\$1,800
Mechanical	\$14,500	\$19,600	\$61,300	\$17,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$159,400	\$27,500	\$165,700	\$39,000
Importance Code A	\$26,000	\$9,400	\$9,600	\$9,400
Importance Code B	\$37,100	\$18,200	\$156,100	\$29,700
Importance Code C	\$96,300			
Total	\$159,400	\$27,500	\$165,700	\$39,000



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

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

Asset #: 1553

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

Interior

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

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

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

Asset #: 1553

Architecture		Current l	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	Cracking/ Location Water Pen	i : Basemer	xtent : Severe, Arec			5	\$15,300	
	Other Obs	ervation, E	Extent : Moderate, 2	Area Affe	ected : 8%			
	Location	ı : Basemer	ıt Vault Below Park	king Lot				
	Explana	tion : Aban	doned, Unsafe To I	Enter				
Ceramic Tile	Cracking/	Now Crumbling, 1 : Through	\$11,500 Extent : Light, Are out	2028 ea Affect	\$231,000 ed : 15%	5	\$2,100	
Sheet Vinyl/Rubber	5%			2040	* *	5	\$10,500	
Terrazzo	4%			LIFE	* *	5	\$4,400	
Vinyl Tile	83%	Now	\$313,100	2037	* *	3	\$43,500	
	Location Worn/Erod	ı : Corridoi	: Moderate, Area					
Interior Walls	<b>50</b> /			LIDD	* *			
Cast in Place Concrete			nt : Moderate, Ared oom	LIFE a Affecte				
Ceramic Tile	Cracking/ Location	ı : Toilet Ro	\$220,700 Extent : Severe, A ooms : Severe, Area Affe			5	\$3,400	
	Location	ı : Toilet Ro	ooms					
Concrete Masonry Unit	_		\$25,100 Extent : Light, Are out	LIFE ea Affect	* * ed : 5%	5	\$5,500	
Glass: Single Pane			\$8,100 ked, Extent : Mode	LIFE erate, Are	* * ea Affected : 10%	5	\$5,100	
Gypsum Board	2%			LIFE	* *	5	\$1,600	
Marble Panels	3%			LIFE	* *	J	ψ1,000	
Plaster	60% Cracking/	0-2 Crumbling,	\$39,000 Extent : Light, Are	LIFE	* * ed : 10%	5	\$24,600	
		ı : Through						
SGFT/Glazed Masonry	_		\$24,000 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%			

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

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

Asset #: 1553

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

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

Under 600 Volts

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

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

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

Asset #: 1553

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type		ail Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2032	\$22,100	5	\$200	
			Extent : Light, Area		ed : 5%			
			t. Service End Box		1000/			
	Location :		xtent : N/A, Area A	јјестеа :	100%			
			u Koom 1,000 Ampere Main	Discom	maat Switah			
F 1 D' C		n . One 1	,000 Ampere Main			-	\$200	
Fused Disc Sw	50%	uation E	xtent : N/A, Area A	2032	\$22,100	5	\$200	
	Location:			ујестеа .	30/0			
				)isconnø	ct Switch Labelled	Emerger	1CV	
Switchgear / Switchboard	Блринино	i. One C	ooo mpere mun L	risconne	ei Swiich Lubeileu	inci gei	ic y	
Fused Disc Sw	100%			2032	\$222,300	5	\$400	
Raceway	100.0				<b>\$223,000</b>		<b>4.00</b>	
Conduit	80%			2032	\$157,700	1		
Conduit	20%			2032	\$39,400	1		
Panelboards					·			
Fused Disc Sw	10%			2031	\$23,400	5	\$200	
Molded Case Bkrs	90%			2031	\$210,500	5	\$2,200	
Wiring								
Thermoplastic	100%			2032	\$284,900	1		
Motor Controllers	4000/			• • • •	<b>0.1.</b> 6.600	_	4.00	
Locally Mounted	100%			2030	\$116,600	5	\$600	
Ground								
Grounding Devices	100%			LIFE	* *	5	¢1 400	
Generic	100%			LIFE			\$1,400	
Lighting Interior Lighting								
Fluorescent	97%			2027	\$1,335,000	10	\$84,100	
Tracrescent		vation. E	xtent : Light, Area			10	ψο 1,100	
			out The Building	33				
	Explanation							
Fluorescent	3%			2027	\$41,300	10	\$2,600	
1100100010		orescent	Light, Extent : Lig			10	<b>\$2,000</b>	
	Location :							
Egress Lighting								
Emergency, Battery	50%			2027	\$77,500	10	\$11,400	
Exit, Battery	50%			2027	\$65,400	10	\$3,200	
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							

Alarm

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

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

Asset #: 1553

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

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

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

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

Asset #: 1553

Mechanical	Current Repai	r Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Heating									
Terminal Devices									
Air Handler	20%	2032	\$347,500	1	\$11,700				
	Other Observation, Extent	: Light, Area Affected :	100%						
	Location: Basement	Wild City D	7						
G	Explanation : Supply Far				001100				
Convector/Radiator	80%	2030	\$604,000	1	\$24,400				
Air Conditioning									
Energy Source	1000/	2040	* *	1					
Electricity	100%	2048	7. 7.	1					
Conversion Equipment	10%	2032	\$210,200						
Split Unit	10% Other Observation, Extent		\$219,200						
	Location: Metropolitan		100/0						
	Explanation: Outdoor U.		a Ruilding Ry Tha	Parkino	Indoor Units				
	Inside The Clinic Are Not		e Building By The	i i urking	. Indoor Onlis				
Window/Wall Unit	70%	2027	\$244,800	1					
No Component	20%	===	Ψ= : :,σσσ	-					
Ventilation									
Distribution									
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$52,700				
Exhaust Fans									
Interior	40%	2032	\$163,800	2	\$1,200				
Roof	30%	2032	\$53,700	2	\$900				
No Component	30%								
Plumbing									
H/C Water Piping									
Brass/Copper	100%	2032	\$1,185,700	1					
	Booster Pump w/Tank, Exte	ent : Light, Area Affect	ed : 100%						
	Location : Basement								
Water Heater With Tanks									
Gas Fired	100%	2030	\$16,700	2					
	Other Observation, Extent		100%						
	Location: Basement. Box								
<del></del>	Explanation: Three Unit	s, 75 Gallons Each.							
Sanitary Piping	4000/		de de						
Cast Iron	100%	LIFE	**	1					
	Other Observation, Extent: Moderate, Area Affected: 20%								
	Location: Basement		Tral All D:						
Gr. D.; D.;	Explanation: Basement I	Hoor Drains Backup W	ith A Heavy Rain	•					
Storm Drain Piping	1000/	LIDE	* *	1					
Cast Iron	100%	LIFE		1					
Sump Pump(s) Non-Submersible	50%	2027	¢0.200	4	¢1 000				
Non-Submersible Submersible	50% 50%	2027	\$9,200 \$1,400	4	\$1,000 \$1,500				
	JU70	2023	\$1,400	4	\$1,500				
Backflow Preventer Generic	100%	2037	* *	1	\$5,800				
Generic	10070	2037		1	\$3,800				

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

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

Asset #: 1553

Mechanical	Current Repair	Future I	Replacement	M	aintenance				
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing									
Fixtures									
Generic	100%								
	Obsolete Fixtures, Extent : M	oderate, Area Affected	d: 100%						
	Location : Throughout Bath	rooms							
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement To 5th	Floor							
	Explanation: One Unit								
Fire Suppression									
Standpipe									
Generic	100%	2032	\$425,100	1-5	\$47,700				
Sprinkler									
No Component	90%								
Generic	10%	2032	\$127,700	1-2	\$2,700				
Fire Pump									
Generic	100%	2035	* *	1	\$17,700				

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

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

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#### Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

Asset Name : HART FAMILY RESIDENCE

Address : 217-227 HART STREET @ THROOP AVE.

Borough : BROOKLYN Agency's Number : N/A

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

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

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 1769 Lot : 72 BIN : 3049230

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$219,400	
Interior Architecture	\$307,400	\$669,400
Electrical		\$870,100
Mechanical	\$174,100	\$698,600
Total	\$700,800	\$2,238,100
Importance Code A	\$219,400	\$321,700
Importance Code B	\$377,600	\$1,916,400
Importance Code C	\$103,800	
Total	\$700,800	\$2,238,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	_	\$40,100	_	\$1,300
Interior Architecture	\$63,600	\$2,500	\$600	\$13,100
Electrical	\$2,900	\$3,000	\$3,900	\$3,800
Mechanical	\$3,300	\$52,500	\$4,000	\$3,600
Site Pavements	\$33,500			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$108,300	\$103,000	\$13,500	\$26,800
Importance Code A	\$1,500	\$41,600	\$1,500	\$2,900
Importance Code B	\$56,000	\$61,400	\$11,900	\$23,900
Importance Code C	\$50,800			
Total	\$108,300	\$103,000	\$13,500	\$26,800



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

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

## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

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

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

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

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

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

## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

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

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

Lighting

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

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

## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

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

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

Air Conditioning

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

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

## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

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

#### Vertical Transport

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

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

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## HUMAN RESOURCES ADMINISTRATION - 096 HART FAMILY RESIDENCE

Asset #: 4137

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

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

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

### Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

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

Borough : BRONX Agency's Number : N/A

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

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

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

Block : 2643 Lot : 1 BIN : 2004558

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$338,400	
Interior Architecture	\$86,200	\$941,400
Electrical	\$301,000	\$797,700
Mechanical		\$1,612,000
Site Pavements	\$123,300	\$154,100
Total	\$848,800	\$3,505,200
Importance Code A	\$338,400	\$127,000
Importance Code B	\$448,600	\$3,224,400
Importance Code C	\$61,800	\$153,800
Total	\$848,800	\$3,505,200

Total	\$268,800	\$165,800	\$33,500	\$18,200
Importance Code C	\$23,800			
Importance Code B	\$177,500	\$137,300	\$31,600	\$16,400
Importance Code A	\$67,500	\$28,500	\$1,800	\$1,800
Total	\$268,800	\$165,800	\$33,500	\$18,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$62,400			
Site Enclosure	\$7,600			
Mechanical	\$63,100	\$14,400	\$20,700	\$9,600
Electrical	\$11,600	\$120,300	\$1,300	\$1,000
Interior Architecture	\$54,600	\$1,000	\$7,500	\$3,600
Exterior Architecture	\$65,700	\$26,200		
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 1945

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

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

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

Asset #: 1945

Architecture	Current Repair			Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Roof	50/			2044	* *	10	¢2.200		
Metal Panel Modified Bitumen	5% 85%			2044 2036	* *	10 10	\$2,300 \$21,200		
Modified Bitumen	10%	Now	\$8,000	2036	* *	10	\$21,200		
Wodified Bituilien	Alligatori		Moderate, Area Aj		10%				
	Ponding,	_	vere, Area Affected	: 10%					
			in Loosy xtent : Severe, Area	Affected	H · 10%				
		ı : Over Ma		11)) ccica	1070				
Soffits									
Stucco Cement	100%			2044	* *	5			
nterior Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$5,800		
Mosaic Tile	5%			2044	* *	5	\$6,600		
Panel/Paver: Cer/Brk	10%			2047	* *	5	\$11,900		
Vinyl Tile	55%	Now	\$15,800	2031	\$787,600	3	\$10,900		
3	Loose/Del	am Surface	, Extent : Severe, A						
		: 2nd Floo	**						
		ded, Extent 1 : 2nd Floo	: Severe, Area Affe or Offices	cted : 10	%				
Vinyl Tile	23%			2036	* *	3	\$4,600		
Wood	2%			2046	* *	5	\$2,000		
Interior Walls									
Ceramic Tile	5%			2034	\$153,800	5	\$2,900		
Concrete Masonry Unit	20%			LIFE	* *	5	\$4,600		
Gypsum Board	30%			LIFE	* *	5	\$10,300		
Gypsum Board	20%			LIFE	* *	5	\$6,900		
Metal Panel Plaster	15% 10%			LIFE LIFE	* *	5	\$1,700		
Ceilings	1070			LIFE		3	\$1,700		
AcousTileSusp.Lay-In	50%	0-2	\$86,200	2036	* *	5	\$13,300		
Acoustnesusp.Lay in	Cracking/		Extent : Moderate		fected : 30%	3	Ψ13,300		
	_	Discoloring, 1 : 1st Floor	Extent : Moderate	, Area A <u>j</u>	ffected : 10%				
AcousTileSusp.Lay-In	25%			2044	* *	5	\$13,300		
Exposed Struc: Concrete	Cracking/		\$38,800 Extent : Moderate	LIFE , Area A <u>j</u>	* * Gected : 5%	5	\$2,100		
	Patching 1	ı : Main Lo Evident, Ex ı : Main Lo	tent : Moderate, Ar	ea Affeci	ted : 10%				
	Water Pen		xtent : Moderate, A	rea Affec	cted : 5%				

#### Site Enclosure

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

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

Asset #: 1945

Architecture	Current Repair Future Replacement					t Maintenance			
ystem Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
te Enclosure							•		
Fence/Gates									
Iron Picket	100% Nov	. ,	2066	**					
		ig, Extent : Severe, Are e Of Iron Pickets	a Affectea	t : 10%					
		e Of fron Fickets on, Extent : Severe, Are	na Affactai	1 · 30%					
		ason Avenue Perimeter	ги Ајјестес	1.30/0					
		Support Base For Gate	s Crumble	ed And Broken					
Retaining Walls		PP =							
Cast in Place Concrete	100%		2066	* *					
e Pavements									
Public Sidewalk									
Asphalt	90% No	. ,	2046	**					
	0	Elements, Extent : Seve	ere, Area A	Affected: 10%					
	Location: Thre	C	1.00	. 1 200/					
	Location : Jack	ling, Extent : Severe, A	irea Ajjeci	tea : 20%					
		son Avenue g, Extent : Severe, Are	a Affactad	. 20%					
		g, Extent . Severe, Are kson Avenue, East 151t							
		on, Extent : Light, Area							
		kson Avenue, East 151t							
		Asphalt Pavers/ Stone							
Cast in Place Concrete	10% Nov		2051	* *					
Cast III I face Concrete		ling, Extent : Severe, A		ted : 80%					
	Location : Thre	-	33						
On-Site Walkways									
Asphalt	90% No	w \$61,800	2046	* *					
	Broken/Missing	Elements, Extent : Seve	ere, Area A	Affected : 80%					
	Location: Thre	-							
	-	ling, Extent : Severe, A	lrea Affect	ted : 100%					
	Location : Thre	-							
		ing, Extent : Severe, A	rea Affecte	ed : 50%					
	Location: Thre	O	1.00 . 1	<b>600</b> /					
		g, Extent : Severe, Are	a Affected	: 60%					
	Location: Three	-	1ffactad.	200/					
	Location : Thre	, Extent : Severe, Area	Ајјестеи .	20/0					
		on, Extent : Light, Arec	Affected	. 90%					
	Location: Three	_	11199001041	. 2070					
		Asphalt Pavers/Stone							
Cast in Place Concrete	10% Nov		2051	* *					
		ling, Extent : Severe, A		ted : 90%					
	Location : Thre								
		g, Extent : Severe, Are	a Affected	: 60%					
	Location : Thre	oughout							
Parking/Driveway									
Asphalt	100%		2034						

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

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

Asset #: 1945

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

Site Pavements

Activity Yard

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

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

Location: Play Area

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

Location: Play Area

Explanation: Debris And Rocks Throughout. Unsafe To Use

Electrical	Curren	t Repair	Futu	e Replacement	М	aintenance		
System Component Type	% of Fail Dat Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%		2031	\$127,000	5	\$1,000		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room First Floor							
	Explanation: On	e 1,400 Ampere Main	Discon	nect Switch				
Switchgear / Switchboard								
Molded Case Bkrs	100%		2031	\$127,000	5	\$1,000		
Raceway								
Conduit	95%		2031	\$56,800	1			
Conduit	5%		2051	* *	1			
Panelboards								
Fused Disc Sw	5%		2030	\$4,900	5			
Molded Case Bkrs	80%		2030	\$78,000	5	\$800		
Molded Case Bkrs	15%		2047	* *	5	\$100		
Wiring								
Thermoplastic	95%		2031	\$71,600	1			
Thermoplastic	5%		2051	* *	1			
Motor Controllers								
Locally Mounted	100%		2029	\$70,000	5	\$200		
Ground								
Grounding Devices								
Generic	100% 2-4	\$10,200	LIFE	* *	5	\$500		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Water	Main						
	Explanation: Con	rroded						

Lighting

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

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

Asset #: 1945

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

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

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

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

Asset #: 1945

Mechanical	Current Repair			Future Replacement			Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
eating								
Distribution			4				** ***	
Hot Wtr Piping/Pump	Corroded, Location Leak Evid Location Other Obs	a: Boiler R ent, Extent a: Bolier R vervation, E	\$7,800 foderate, Area Affed foom. Corroded Sup : Moderate, Area A foom Header Piping fixtent : Moderate, A	oply And Iffected : g Leaking	Return Piping And 5% g.	4 ! Bad Ins	\$1,800 ulation	
			se Boiler Room ly Line Leaking Wa	ter Profu	usely Causing Wate	r Infiltra	tion To Floors	
Terminal Devices	Delow							
Air Handler	40%			2031	\$269,900	1	\$9,100	
Convector/Radiator	60%			2044	* *	1	\$7,100	
	Location	: Through		-				
	Explana	tion : Heat	Not Evenly Distrib	uted Thr	ough The Radiator	S.		
ir Conditioning								
Energy Source Electricity	100%			2047	* *	1		
Conversion Equipment	200/	N	\$20,200	2024	¢594 000	1	£20.600	
Centrifugal, Elec Chiller		Now	\$29,200 ent : Severe, Area A	2034	\$584,900	1	\$28,600	
	_		r Mechanical Rooi		100/0			
No Commonant	20%		, meenamean noor					
No Component  Distribution	20%							
CW & CHW Wtr Pipe/Pump	100%	Now	\$2,300	2041	* *	4	\$1,800	
			erate, Area Affecte					
	Location	: 3rd Floo	r Mechanical Rooi	n. Brokei	n Circulation Pump	)		
Terminal Devices	1000/			• • • • •	<b>4.7.</b> 6.600		000 -00	
Air Handler/Cool/Ht	100%			2031	\$556,600	1	\$22,700	
Heat Rejection Water Cooling Tower	Malfunction	_	\$14,500 nt : Moderate, Area	00		2	\$29,600	
	Location	: Automat	ic Make-up Water	Valve Ma	lfunctioning			
Tentilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,500	
Exhaust Fans	100/0			LILE	-	<u> </u>	φ20,300	
Interior	20%			2031	\$31,800	2	\$200	
Roof	80%	0-2	\$2,800	2031	\$55,700	2	\$700	
	Malfunction	oning, Exte	mt : Moderate, Ared naust Fans Malfund	a Affected		-	ψ/00	
lumbing								
H/C Water Piping								
Galvanized Steel	100%			2044	* *	1		

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

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

Asset #: 1945

Mechanical	Current Repair	Future Rep	olacement	M				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	2029	\$16,700	2				
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Fixtures								
Generic	100%							
	Other Observation, Extent: Mode	rate, Area Affected :	20%					
	Location: 1st And 3rd Floor							
	Explanation: Three Bathrooms	Out Of Order Due To	o Leaks					
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location: 1st To 3rd Floor							
	Explanation: One Unit							
Fire Suppression								
Standpipe								
Generic	100%	2051	* *	1-5	\$18,500			

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

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

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Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

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

Address : 127 WEST 127TH STREET

Borough : MANHATTAN Agency's Number : N/A

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

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

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

Block : 1912 Lot : 12 BIN : 1057904

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$290,100	\$113,100
Electrical	\$160,000	\$32,800
Mechanical		\$469,400
Total	\$450,100	\$615,300
Importance Code A	\$290,100	\$113,100
Importance Code B	\$160,000	\$502,200
Total	\$450,100	\$615,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$35,000		\$10,100	
Interior Architecture	\$31,300			\$3,100
Electrical	\$400	\$300	\$10,300	\$200
Mechanical	\$22,400	\$500	\$24,100	\$500
Total	\$89,100	\$800	\$44,500	\$3,800
Importance Code A	\$35,000		\$10,100	
Importance Code B	\$51,200	\$800	\$34,400	\$3,800
Importance Code C	\$3,000			
Total	\$89,100	\$800	\$44,500	\$3,800



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

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

Asset #: 1950

Architecture		Current I	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$18,000	
Masonry: Brick	30%			LIFE	* *	5	\$13,800	
Masonry: Limestone	5%			LIFE	* *	5	\$1,700	
Stucco Cement	60%			2045	* *	5	\$69,100	
Windows								
Aluminum	Broken/M Location	ı : 3rd Floo	\$290,100 nents, Extent : Seven or Windows ct, Extent : Severe,			5	\$3,100	1
		ı : Through		55				
	Misaligne	_	Extent : Severe, Ar	ea Affect	ed : 20%			
			ent : Severe, Area A	ffected :	20%			
	_	ı : Corridoi		,,, сетей .	20,0			
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	\$5,200	
Masonry: Brick	50%			LIFE	* *	5	\$1,700	
Metal: Cage/Fence	15%			2037	* *	5-10	\$3,900	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,100	
Stucco Cement	10%			2045	* *	5	\$900	
Roof								
Modified Bitumen	95%			2037	* *	10	\$7,800	
Skylight, Metal/Glass	5%			2032	\$113,100	10	\$1,400	
Interior								
Floors								
Carpet	10%			2031	\$34,200	3	\$4,000	
Ceramic Tile	5%			2035	* *	5	\$1,000	
Vinyl Tile	75%			2037	* *	3	\$7,400	
Vinyl Tile			\$16,000 : Severe, Area Affe out	2042 cted : 25	**	3	\$700	
Interior Walls						_		
Ceramic Tile	5%			2035	* *	5	\$1,800	
Glass: Single Pane	5%		\$2,100	LIFE	* *	5	\$1,300	
		issing Elem 1 : Stairwel	nents, Extent : Mode l	erate, Ar	ea Affected : 2%			
Gypsum Board	90%			LIFE	* *	5	\$19,100	
Ceilings							-	
AcousTileSusp.Lay-In	90%			2045	* *	5	\$17,900	
Gypsum Board	10%			LIFE	* *	5	\$2,500	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2052	* *			
Iron Picket	40%			2052	* *			

Site Pavements

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

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

Asset #: 1950

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

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

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

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

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

Asset #: 1950

Mechanical		Current F	Repair	Future	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating Distribution Central Plant Steam Piping/Pmp	100%	Now	\$7,300	2032	\$363,600	4	\$700		
		ps Faulty, I : Through	Extent : Moderate, . out	Area Affe	cted : 30%				
Terminal Devices Convector/Radiator	100%			2030	\$105,700	1	\$4,300		
Air Conditioning Energy Source Electricity	100%			2040	* *	1			
Conversion Equipment Window/Wall Unit No Component	30% 70%			2025	\$14,700	1			
Ventilation Distribution	/070								
Distribution Ductwork/Diffusers No Component	15% 85%			LIFE	* *	2-5	\$1,100		
Exhaust Fans Roof No Component	15% 85%			2032	\$3,800	2	\$100		
Plumbing H/C Water Piping	0370								
Brass/Copper	100%			2042	* *	1			
Water Heater With Tanks Electric	100%			2027	\$23,100	4			
Sanitary Piping  Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
Fixtures Generic	100%								
Fire Suppression Standpipe	900/								
No Component Generic	Location	: 4th Floo	Extent : Light, Area r Stairway nnection Only	2042 Affected	**	1-5	\$1,300		

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

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

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### Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

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

Address : 125 WEST 127TH STREET

Borough : MANHATTAN Agency's Number : N/A

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

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

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

Block : 1912 Lot : 12 BIN : 1057904

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$523,100	\$113,000
Interior Architecture	\$120,700	\$3,064,800
Electrical	\$1,636,600	\$574,900
Mechanical	\$661,700	\$3,084,600
Site Pavements		\$80,300
Total	\$2,942,000	\$6,917,500
Importance Code A	\$523,100	\$113,000
Importance Code B	\$2,298,300	\$6,749,800
Importance Code C	\$120,700	\$54,700
Total	\$2,942,000	\$6,917,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$87,100		\$12,600	\$3,900
Interior Architecture	\$47,000	\$13,600	\$26,000	\$4,900
Electrical	\$4,200	\$3,200	\$69,900	\$2,500
Mechanical	\$69,100	\$39,500	\$60,600	\$37,000
Site Pavements	\$15,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$227,200	\$60,200	\$173,000	\$52,300
Importance Code A	\$100,200	\$13,100	\$26,000	\$17,000
Importance Code B	\$125,500	\$47,100	\$147,100	\$35,200
Importance Code C	\$1,500			
Total	\$227,200	\$60,200	\$173,000	\$52,300



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

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

Asset #: 1962

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

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

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

Asset #: 1962

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Asphalt Macadam		Now	\$5,400	2037	* *	5	\$1,300	
			xtent : Severe, Area				16 . 71	
	Location Feeds	n : Basemen	nt Tunnels Under C	ourtyard	Playground Which	i House I	Main Electrical	
Built-Up (BUR)	5%			2037	* *	10	\$3,800	
Modified Bitumen	90%		\$72,500	2037	* *	10	\$5,000	
Wodiffed Bitumen			ht, Area Affected : 2					
			Locations Through					
			oderate, Area Affect		á			
	_		Areas On Roof	. 1070	,			
			ctent : Moderate, A	rea Affec	ted · 15%			
	_	~	Locations Through		. 1070			
			xtent : Severe, Area		1 · 10%			
			Vithin Roof Membr					
nterior								
Floors								
Carpet	5%	)		2031	\$170,900	3	\$19,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$43,300	
Ceramic Tile	5%	Now	\$27,200	2035	* *	5	\$4,900	
	Worn/Ero	ded, Extent	: Severe, Area Affe	cted: 15	%			
	Location	n : Shower I	Rooms 214					
Quarry Tile	5%	)		2037	* *	5	\$14,800	
Terrazzo	10%			LIFE	* *	5	\$15,500	
Vinyl Tile	55%			2032	\$2,935,900	3	\$40,800	
Wood	10%	)		2047	* *	5	\$37,100	
Interior Walls								
Concrete Masonry Unit	5%	1		LIFE	* *	5	\$8,100	
Glass: Single Pane	5%	)		LIFE	* *	5	\$15,200	
Gypsum Board	10%	)		LIFE	* *	5	\$24,300	
Masonry: Brick	8%	Now	\$120,700	LIFE	* *			
	_		tent : Moderate, Ar	ea Affect	ed : 10%			
	Location	n : Water Ta	ınk Bulkhead					
Metal: Cage/Fence	2%	)		LIFE	* *			
Plaster	45%	)		LIFE	* *	5	\$54,700	
SGFT/Glazed Masonry	25%	)		LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	15%	)		2045	* *	5	\$29,700	
Exposed Struc: Concrete				LIFE	* *	5	\$7,700	
Plaster	60%	)		LIFE	* *	5	\$74,200	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2052	* *			
Iron Picket	80%	)		2067	* *			
Retaining Walls								
Cast in Place Concrete	100%	)		2067	* *			
', D								

#### Site Pavements

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

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

Asset #: 1962

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

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

Lighting

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

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

Asset #: 1962

Electrical	С	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting									
Interior Lighting									
Fluorescent	80%			2027	\$1,539,600	10	\$97,000		
	_		ures, Extent : Mode out The Building	rate, Ar	ea Affected : 100%				
Fluorescent	15%			2032	\$288,700	10	\$18,200		
	T-8 Lamps An Location : S		res, Extent : Moder es	ate, Ared	a Affected : 100%				
HID	2%			2027	\$30,600	10	\$100		
Incandescent	1%			2027	\$35,800	2			
LED	2%			2040	* *				
	Recent Install Location : (		Extent : N/A, Area A ium	ffected :	100%				
Egress Lighting									
Emergency, Battery	50%			2032	\$108,400	10	\$16,000		
Exit, Service	50%			2032	\$27,800	1			
Exterior Lighting									
HID	10%			2032	\$60,200	10			
LED	10%			2040	* *				
No Component	80%								
Alarm Security System									
No Component	95%								
Generic	5%			2032	\$12,100	1	\$2,500		
	Other Observ	ation, E	xtent : Moderate, A	lrea Affe	cted : 100%				
	Location : C	Courtyai	rd, Back And Front						
	Explanation	: 4 CC	TV Surveillance Ca	meras C	Only				
Fire/Smoke Detection	_								
No Component	70%								
Generic, Digital	30%			2032	\$99,900	1-3	\$24,400		
, 0	Other Observ Location : H		Extent : Moderate, A s	lrea Affe	cted: 100%				
	Explanation Detectors	: Strob	e Lights, Manual P	ull Statio	ons, Alarm Bells, H	Iorns And	l Smoke		

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

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

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

Asset #: 1962

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

Plumbing

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

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

Asset #: 1962

Mechanical	Current Repair	Future	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cor Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
H/C Water Piping							
Brass/Copper	80% 0-2 \$26,500		* *	1			
	Corroded, Extent : Moderate, Area Aj	ffected : 5%					
	Location : Throughout						
Galvanized Steel	20%	2030	\$329,600	1			
HW Heat Exchanger							
Steam Fired	100%	2042	* *	4	\$19,600		
	Other Observation, Extent : Light, Ar	ea Affected	: 100%				
	Location: Basement. Boiler Room						
	Explanation: 2 Units						
Sanitary Piping	1000/						
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	1000/	T TDD	* *				
Cast Iron	100%	LIFE	* * *	1			
Sump Pump(s)	1000/	2022	Φ <b>2.5</b> .000	4	Φ2 000		
Non-Submersible	100%	2032	\$25,800	4	\$2,800		
Sewage Ejector(s)	1000/	2022	ф <i>с</i> <b>7</b> соо	4	Φ <b>5.200</b>		
Electric	100%	2032	\$67,600	4	\$5,300		
Fixtures Generic	100%						
	100%						
Vertical Transport Elevators							
Geared Traction	100%	LIFE	* *				
Geared Traction	Other Observation, Extent : Light, Ar		. 100%				
	Location: Basement To 4th Floor	cu Hyjecicu	. 10070				
	Explanation : 1 Unit						
Fire Suppression							
Standpipe							
No Component	25%						
Generic	75%	2042	* *	1-5	\$50,000		
Sprinkler							
No Component	90%						
Generic	10%	2032	\$178,500	1-2	\$3,700		
Fire Pump							
Generic	100%	2041	* *	1	\$24,700		
Chemical System							
Generic	100%	2030	\$15,900	1-3	\$74,400		
	Other Observation, Extent : Light, Ar	ea Affected	: 100%				
	Location: Kitchen						
	Explanation : 1 Set						

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

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

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### Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

Asset Name : SOUTH JAMAICA MULTI SERVICE CTR

Address : 114-02 GUY R. BREWER BLVD.

Borough : QUEENS Agency's Number : N/A

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

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

Areas Surveyed : Roof, Floors 1,2

Block : 12200 Lot : 52 BIN : 4264631

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,173,400	\$55,300
Interior Architecture		\$871,800
Electrical		\$454,100
Mechanical		\$57,500
Total	\$1,173,400	\$1,438,600
Importance Code A	\$1,173,400	\$55,300
Importance Code B		\$1,383,300
Total	\$1,173,400	\$1,438,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$55,500		\$1,100	
Interior Architecture	\$47,100	\$20,500	\$8,600	\$4,000
Electrical	\$3,100	\$2,200	\$2,700	\$2,700
Mechanical	\$8,800	\$2,400	\$26,400	\$2,600
Site Enclosure	\$14,300			
Site Pavements	\$64,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$196,900	\$29,000	\$42,700	\$13,300
Importance Code A	\$56,900	\$1,400	\$2,600	\$1,400
Importance Code B	\$91,500	\$7,100	\$40,100	\$11,900
Importance Code C	\$48,400	\$20,500		
Total	\$196,900	\$29,000	\$42,700	\$13,300



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

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

Asset #: 1942

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

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

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

Asset #: 1942

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

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

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

Asset #: 1942

Architecture	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Site Enclosure								
Fence/Gates								
Chain Link	80% Now	\$7,800	2042	* *				
	Broken/Missing Ele							
		g Lot Gate And Gaze						
	Corrosion/Rusting, Location: Gazebo		і Ајјестес	1:100%				
	Impact Damage, Ex		Iffacted :	50/				
	Location : Gazebo		ујестеи .	570				
Iron Picket	20%	1 chec	2052	* *				
Free Standing Walls	2070		2032					
Masonry: Brick	100% Now	\$6,500	2042	* *				
wasony. Brick	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	_	Of Guy R Brewer A	-	•				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100% Now	\$19,500	2037	* *				
	Cracking/Crumbling			fected : 5%				
	-	Guy R Brewer Boule						
	Tripping Hazard, Ex			ed : 5%				
D 1: /D:	Location : Along (	Guy R Brewer Boule	vara					
Parking/Driveway Asphalt	90% Now	\$34,100	2035	* *				
Aspilait	Broken/Missing Ele			Affected · 10%				
	-	g Lot By Railroad Tr		ijjecica i 1070				
	Cracking/Crumbling			fected : 10%				
	Location : Parking	•	<i>J</i> .	,				
	Potholes, Extent : M	•	ted : 10%	ó				
	Location : Parking	g Lot						
Cast in Place Concrete	10%		2037	* *				
Activity Yard								
Asphalt	100% Now	\$10,500	2035	* *				
	Cracking/Crumbling		, Area Aj	fected : 20%				
	Location : Playgro							
	Tripping Hazard, Ex		ea Affecto	ed : 10%				
	Location : Playgro	ound And Gazebo						

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

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

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

Asset #: 1942

Electrical	Current Repair Future Replacement Maintenance							
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
nder 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%	2042	* *	5	\$800			
Raceway								
Conduit	100%	2042	* *	1				
Panelboards								
Fused Disc Sw	2%	2040	* *	5				
Molded Case Bkrs	98%	2040	* *	5	\$700			
Wiring								
Thermoplastic	100%	2042	* *	1				
Motor Controllers								
Locally Mounted	50%	2037	* *	5	\$100			
Locally Mounted	50%	2030	\$35,000	5	\$100			
round					<u> </u>			
Grounding Devices								
Generic	100%	LIFE	* *	5	\$400			
ighting								
Interior Lighting								
Fluorescent	1%	2032	\$4,200	10	\$300			
	Other Observation, Extent :	N/A, Area Affected :						
	Location : Mechanical Ro	**						
	Explanation : Compact Fi	luorescent Lights						
Fluorescent	99%	2032	\$414,900	10	\$26,100			
Tuoreseem	Other Observation, Extent:		·	10	Ψ20,100			
	Location : Throughout Th	***						
	Explanation: T-8 Lamps							
Egress Lighting	Exprenention . 1 o Demps							
Emergency, Battery	50%	2032	\$23,600	10	\$3,500			
Exit, Service	50%	2032	\$6,100	1	ψ3,300			
Exterior Lighting	3070	2032	φ0,100					
HID	20%	2032	\$26,200	10				
No Component	80%	2032	Ψ20,200	10				
larm	0070							
Security System								
No Component	50%							
Generic	50%	2037	* *	1	\$5,400			
Generic	Other Observation, Extent:		100%	1	ψ5,400			
	Location : Hallways, Wait							
	Explanation : CCTV Surv		instac i crimeter					
Fire/Smoke Detection	Explanation . CC1 r Surv	emance Cameras						
Generic, Analog	100%	2037	* *	1-3	\$18,300			
Generic, Analog			100%	1-3	Ψ10,500			
	Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout The Building							
	Explanation : Smoke Dete	-	fanual Pull Station	s Stroba	Lights And			
	Horns	ciors, Aiurm Dells, M	tanuat 1 utt Statton	s, sirove	ызнь Ани			

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

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

Asset #: 1942

Mechanical	Current Repair	Replacement	placement Maintenance			
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source	1000/	20.42				
Natural Gas	100%	2042	* *	1		
Conversion Equipment	750/	2027	* *		<b>#10.700</b>	
Furnace	75%	2037		1	\$10,700	
	Other Observation, Extent: N/A, A	irea Affectea : 10	00%			
	Location: Roof					
	Explanation: 7 Rooftop Package		di di		42.600	
Hot Water Boiler	25%	2037	**	1	\$3,600	
	Other Observation, Extent: N/A, A	lrea Affected : 10	00%			
	Location : Boiler Room					
· · ·	Explanation: 1 Unit					
Distribution	250/	20.40	* *	4	<b>#400</b>	
Hot Wtr Piping/Pump	25%	2040	* *	4	\$400	
No Component	75%					
Terminal Devices	250/	2020	<b>0.57.500</b>		<b>#2.200</b>	
Convector/Radiator	25%	2030	\$57,500	1	\$2,300	
No Component	75%					
Air Conditioning						
Energy Source	100%	2040	* *	1		
Electricity	100%	2040		1		
Conversion Equipment	1000/	2027	* *	2	¢1 000	
Ext Pkg Unit -	100%	2037		2	\$1,800	
Heating/Cooling	Other Observation, Extent : N/A, A	Ivaa Affactad : 11	00%			
	Location: Roof	пеи Ајјестеи . Т	0070			
	Explanation: 7 Units. R-410a					
Ventilation	Explanation . / Units. K-410a					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$16,000	
Exhaust Fans	10070	EII E			Ψ10,000	
Roof	100% 0-2 \$5,5	500 2037	* *	2	\$700	
Roof	Not in Service, Extent : Moderate,		50%	2	Ψ/00	
	Location: Roof	11.00.1199.00000.0				
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2042	* *	1		
Water Heater With Tanks	10070	2012				
Gas Fired	100%	2027	\$16,700	2		
Sanitary Piping	10070	2027	Ψ10,700			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	DII D				
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)	10070	DII L		1		
Electric	100%	2037	* *	4	\$1,700	
Backflow Preventer	10070	2031		т	Ψ1,700	
Generic	100%	2037	* *	1	\$1,800	
GCHELIC	10070	2037		1	\$1,000	

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

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

Asset #: 1942

Mechanical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : N/A	1, Area Affected : 100%				
	Location: 1st To 2nd Floor					
	Explanation: One Unit					
Fire Suppression		_		•		
Standpipe						
Generic	100%	2042	* *	1-5	\$14,500	
Chemical System						
No Component	99%					
Generic	1%	2027	\$200	1-3	\$700	
	Other Observation, Extent: N/A	1, Area Affected : 100%	!			
	Location : Kitchen					
	Explanation: 1 Set					

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

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

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#### **HUMAN RESOURCES ADMINISTRATION - FY 2024** Print Date: 22-Aug-2023

: TRANSITIONAL HOUSING ROSE HOUSE **Asset Name** 

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

Borough : MANHATTAN Agency's Number : N/A

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

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

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

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

: 1911 BIN : 1057874 Block Lot : 45

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$421,100	\$94,500
Interior Architecture	\$671,200	\$283,700
Electrical		\$160,600
Mechanical	\$73,900	\$682,700
Total	\$1,166,200	\$1,221,500
Importance Code A	\$421,100	\$94,500
Importance Code B	\$745,100	\$1,126,900
Total	\$1 166 200	£1 221 500

Total \$1,166,200 \$1,221,500

Total	\$216,600	\$21,800	\$44,400	\$23,000
Importance Code C	\$75,800	\$400		
Importance Code B	\$80,100	\$18,200	\$19,600	\$19,800
Importance Code A	\$60,700	\$3,200	\$24,800	\$3,200
Total	\$216,600	\$21,800	\$44,400	\$23,000
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Site Pavements	\$4,000	\$400		
Mechanical	\$10,900	\$8,600	\$8,900	\$7,000
Electrical	\$17,300	\$6,000	\$6,800	\$7,100
Interior Architecture	\$119,900			\$1,900
Exterior Architecture	\$57,600		\$21,800	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 4352

Architecture	C	urrent R	epair	Futur	Future Replacement		Maintenance		
ystem Component Type		nil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls							*		
Masonry: Brick	65%	-	7	LIFE	* *	5	\$175,500		
	Repairs in Pr Location : '		Extent : N/A, Area ut	Affected .	: 100%				
Masonry: Brick	5%			LIFE	* *	5	\$13,500		
Masonry: Brownstone	10%			LIFE	* *	5	\$20,300		
Masonry: Limestone	10%			LIFE	* *	5	\$20,300		
Stucco Cement	10%			2047	* *	5	\$33,800		
Windows									
Aluminum	70%			2050	* *	5	\$19,600		
Aluminum	25%	Now	\$326,600	2059	* *	5	\$3,500		
	Air Infiltratio	on, Extent	: Severe, Area Af	fected : 5	70%				
	Location : Stairwells And Units								
			Severe, Area Affe	cted : 90	%				
	Location:	Stairwells	And Units						
Metal Clad	5%			2042	* *	5	\$8,800		
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	\$11,600		
Masonry: Brick	77%			LIFE	* *	5-10	\$21,500		
Pre-Cast Concrete	3%			LIFE	* *	5	\$1,500		
Stucco Cement	10%			2047	* *	5	\$1,100		
Roof									
Modified Bitumen	95%			2042	* *	10	\$31,400		
			ctent : N/A, Area A	Iffected :	100%				
	Location:	All Roofs							
Skylight, Metal/Glass	5%			2060	* *	10	\$5,500		
	Recent Instal Location : S		ctent : N/A, Area A head Roof	Iffected :	100%				
terior Floors									
Cast in Place Concrete	15%	4+	\$194,000	LIFE	* *	5	\$51,100		
	Worn/Eroded	, Extent :	Moderate, Area A	Affected :	20%				
	Location: I	Basement							
Ceramic Tile	25%	0-2	\$107,200	2037	* *	5	\$19,500		
			Extent : Light, Are	ea Affecte	ed : 10%	-	¥ - y		
	Location:	Througho	ut Bathrooms In 1	Residence	es				
Vinyl Tile	10%	0-2	\$21,000	2039	* *	3	\$5,800		
vinyi The		umbling, .	Extent : Moderate		fected : 10%	3	ψ3,000		
		_	Severe, Area Affe	cted · 20	%				
			In Residences	cica . 20	, <b>0</b>				
Wood	50%	4+		2049	* *	5	\$73,000		
wood		-	\$90,700 Extent : Moderate,			S	\$73,000		
			xieni . Moderaie, ut Residences	zireu Aff	ccica . 70/0				
			ui Kesidences it : Light, Area Afj	fected · 1	5%				
			u . Ligni, Areu Ajj ut Residences	cieu. I	J / U				

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

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

Asset #: 4352

Architecture	С	urrent Rep	oair	Future Replacement		Maintenance		
System Component Type		il Date E Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	-	4+	\$13,400	2043	* *	5	\$6,200	
			ctent : Light, Are	ea Affecte	ed: 2%			
	Location : E	Basement C	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%			2039	* *	5	\$15,600	
Exposed Struc: Steel	8%			LIFE	* *	10	\$24,900	
			ent : N/A, Area A	ffected :	100%			
	Location : T	_						
	Explanation	: Metal D	ecking					
Gypsum Board	82%			LIFE	* *	5-10	\$438,900	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	50%			2054	* *			
Chain Link	25%			2044	* *			
			ent : Light, Area	Affected	: 100%			
	Location : R							
		: This Is A	1 Fence On Top		rete Wall Enclosur	е		
Iron Picket	25%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100% N		\$2,100	2047	* *			
	-	_	ctent : Moderate		fected : 5%			
	Location : V	arious Are	as At Street Fro	nt				
On-Site Walkways								
Cast in Place Concrete	95% N		\$1,800	2039	**			
			ctent : Severe, A	rea Affec	ted : 10%			
	Location : F	ront Entro	ince Steps					
Metal	5%			2044	* *	1-3	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Areaways Located At Front Of Building							
	Explanation	: Steel Sta	iirs Leading Do	wn Into A	Ireaway			
Activity Yard								
Not Accessible	100%							

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

Under 600 Volts

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

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

Asset #: 4352

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

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

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

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

Asset #: 4352

Mechanical		Current F	Repair	Future Replacement Maintenance						
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating										
Conversion Equipment	000/			• • • •	4. 4.		000 400			
Hot Water Boiler	90%		37/4 4	2047	**	1	\$28,400			
			Extent : N/A, Area A		100%					
			nt Of 124 West 127t							
			ler Serves All Four	`	<u>*</u> *		Ф2 200			
Hot Water Boiler	7%			2047		1	\$2,200			
Radiant Heater	3%			2034	\$48,600	2	\$900			
Distribution (D	1000/			20.42	* *	4	¢4.700			
Hot Wtr Piping/Pump	100%			2042	* *	4	\$4,700			
Terminal Devices	1000/			2020	* *	1	£20.600			
Convector/Radiator Controls	100%			2039	-1- Ar	1	\$20,600			
	1000/			2022	\$246 100					
Electrical Air Conditioning	100%			2032	\$346,100					
Energy Source										
Electricity	100%			2050	* *	1				
Conversion Equipment	10070			2030		1				
Split Unit	10%	0-2	\$73,900	2034	\$147,900					
Spirt Olit			erate, Area Affecte		Ψ147,500					
		ı : Courtyai	***	. 1070						
Window/Wall Unit	80%		<u></u>	2029	\$188,700	1				
No Component	10%			2029	\$100,700	1				
Ventilation Ventilation	1070									
Distribution										
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$11,300			
No Component	80%			LII L		2 3	Ψ11,500			
Exhaust Fans	0070									
No Component	40%									
Under Construction	60%									
Plumbing										
H/C Water Piping										
Brass/Copper	95%			2054	* *	1				
Under Construction	5%									
HW Heat Exchanger										
HTHW/HW	100%			2054	* *					
Sanitary Piping										
Cast Iron	100%			LIFE	* *	1				
Storm Drain Piping										
Cast Iron	100%			LIFE	* *	1				
	Other Observation, Extent : Light, Area Affected : 100% Location : Side Of The Building									
	Explana Building	-	Scuppers To Galva	nized Ste	eel Leader To Cast	Iron Pipi	ing Into the			
Backflow Preventer										
Generic	100%			2034	\$27,800	1	\$3,900			
Fixtures										
Generic	100%									

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

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

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## HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING ROSE HOUSE

Asset #: 4352

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

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

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

#### Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

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

Borough : BROOKLYN Agency's Number : N/A

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

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

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1602 Lot : 13 BIN : 3043244

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$53,500	\$75,000
Electrical	\$261,500	\$57,900
Mechanical	\$160,700	\$182,600
Total	\$475,700	\$315,600
Importance Code A		\$182,600
Importance Code B	\$475,700	\$132,900
Total	\$475,700	\$315,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,200	\$41,600		\$14,400
Interior Architecture	\$99,800			\$10,500
Electrical	\$72,600	\$1,700	\$1,900	\$18,200
Mechanical	\$3,700	\$1,400	\$1,700	\$42,000
Site Enclosure	\$1,200			
Site Pavements	\$4,300			
Total	\$192,900	\$44,700	\$3,600	\$85,100
Importance Code A	\$12,100	\$42,400	\$900	\$15,300
Importance Code B	\$165,900	\$2,300	\$2,700	\$69,800
Importance Code C	\$14,900			
Total	\$192,900	\$44,700	\$3,600	\$85,100



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

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

Asset #: 4346

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

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

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

Asset #: 4346

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

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

Under 600 Volts

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

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

Asset #: 4346

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

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

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

Asset #: 4346

Electrical	Current Rep	air I	Future Replac	uture Replacement Main				
System Component Type	% of Fail Date Es Total (Years)		/ear Estimat FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100% Now	\$44,300 20	043	* *	1-3	\$9,900		
	Not in Service, Extent : I	Light, Area Affected	l : 100%					
	Location : Throughout	The Building						
	Other Observation, Exte	nt : N/A, Area Affec	cted : 100%					
	Location : Throughout	The Building						
	Explanation: Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And							
	Horns							

Mechanical	Curre	ent Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Natural Gas	100%		2043	* *	1		
Conversion Equipment	10070		2043		1		
Hot Water Boiler	100%		2031	\$182,600	1	\$8,700	
That water Boller		e, Extent : Light, Area A			1	ψ0,700	
	Location : Base	_	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	10070			
	Other Observation	on, Extent : N/A, Area A	ffected :	100%			
	Location : Base		00				
	Explanation: 3	Units					
Distribution	•						
Hot Wtr Piping/Pump	100%		2041	* *	4	\$1,300	
Terminal Devices							
Convector/Radiator	100%		2038	* *	1	\$5,700	
Controls							
Electrical	100%		2026	\$95,600			
Air Conditioning							
Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment Window/Wall Unit	100%		2028	\$65,100	1		
Ventilation Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$2,000	
No Component	80%						
Exhaust Fans						***	
Roof	20% Nov	+ )	2028	\$6,700	2	\$100	
		Severe, Area Affected : 4 Units On The Roof	25%				
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2043	* *	1		

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

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

## HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING - HORIZONS

Asset #: 4346

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

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

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

#### Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

Asset Name : TRANSITIONAL HOUSING - NEW HOPE

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

Borough : BROOKLYN Agency's Number : N/A

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

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

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

Block : 3755 Lot : 22 BIN : 3084088

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,331,400	
Interior Architecture	\$101,700	\$333,300
Electrical	\$19,000	\$406,300
Mechanical		\$204,200
Site Enclosure		\$79,300
Total	\$1,452,100	\$1,023,000
Importance Code A	\$1,331,400	
Importance Code B	\$120,700	\$943,800
Importance Code C		\$79,300
Total	\$1,452,100	\$1,023,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$57,300			
Interior Architecture	\$140,200	\$1,000	\$1,000	\$8,700
Electrical	\$2,400	\$2,700	\$2,900	\$3,800
Mechanical	\$60,500	\$2,100	\$2,600	\$48,200
Site Enclosure	\$1,600			
Site Pavements	\$8,300			
Total	\$270,300	\$5,800	\$6,400	\$60,700
Importance Code A	\$98,100	\$1,300	\$1,300	\$1,300
Importance Code B	\$74,100	\$4,500	\$5,100	\$59,300
Importance Code C	\$98,000			
Total	\$270,300	\$5,800	\$6,400	\$60,700



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

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

Asset #: 4345

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

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

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

Asset #: 4345

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

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

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

Asset #: 4345

Architecture		Current	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
exterior										
Roof	050/	NT	¢105.700	20.42	* *					
Modified Bitumen	95% Now \$195,700 2043 ** Alligatoring, Extent: Moderate, Area Affected: 50%									
	0	ng, Extent : 1 : Through		јјестеа : .	30%					
	Blisters, E	Extent : Sev	ere, Area Affected :	25%						
	Location	ı : Through	out Roof Surface							
	Seams Open/Split, Extent: Severe, Area Affected: 10%									
	Location	ı : Through	out							
			xtent : Moderate, A							
	Location	ı : Through	out. Water Leaking	Into Top	Floor Apartments	ī				
Skylight, Metal/Glass	5%			2053	* *	10	\$3,200			
Soffits										
Cast in Place Concrete	100%	ı		LIFE	* *	5				
terior										
Floors										
Cast in Place Concrete	5%			LIFE	* *	5	\$4,200			
Ceramic Tile	5%			2036	* *	5	\$1,900			
Quarry Tile	20%		*	2038	**	5	\$11,600			
Sheet Vinyl/Rubber	5%		\$12,400	2033	\$124,000	5	\$1,500			
			: Moderate, Area	Affected :	20%					
		ı : Bathroo	ms							
Vinyl Tile	20%		<b></b>	2033	\$209,300	3	\$2,900			
Wood	45%		\$101,700	2048	**	5	\$16,400			
	Deteriorated Finish, Extent: Moderate, Area Affected: 30%									
			Apartments	00 1	<b>-</b> 0.4					
			Moderate, Area Aj	fected:.	5%					
	Location	ı : Various .	Apartments							

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

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

Asset #: 4345

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

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

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

Asset #: 4345

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

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

Lighting

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

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

Asset #: 4345

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

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

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

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

Asset #: 4345

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Conversion Equipment									
Hot Water Boiler	15%	0-2	\$39,800	2053	* *	1	\$1,700		
	Malfunctio	oning, Exte	nt : Moderate, Ared	ı Affected	d : 25%				
	Location	: Unit No.	1						
	Not Energ	y Efficient,	Extent : Severe, Ar	ea Affeci	ed : 100%				
		: Basemen							
			tent : Severe, Area	Affected	: 100%				
	Location	: Basemen	t						
			xtent : Light, Area	Affected	: 100%				
			t Boiler Room						
	Explana	tion : 4 Mu	ltiple Units						
Hot Water Boiler	85%			2038	* *	1	\$10,700		
Distribution									
Hot Wtr Piping/Pump		Now	\$1,100	2041	* *	4	\$100		
			t : Moderate, Area		: 20%				
	Location	: 1 Circulo	ating Pump, Basem	ent					
Hot Wtr Piping/Pump	90%			2041	* *	4	\$1,700		
Terminal Devices									
Convector/Radiator	100%			2031	\$204,200	1	\$8,300		
Air Conditioning									
Energy Source									
Electricity	100%			2041	* *	1			
Conversion Equipment									
Window/Wall Unit	20%			2028	\$18,900	1			
No Component	80%								
Ventilation									
Distribution					di di				
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,900		
No Component	80%								
Exhaust Fans	200/	3.7	Ф1 000	2020	<b>#0.700</b>	2	<b>#100</b>		
Roof		Now	\$1,000	2028	\$9,700	2	\$100		
			t : Moderate, Area	Affected	: 20%				
	Location	: Kooj							
No Component	80%								
lumbing									
H/C Water Piping		0.2	40.505	20.12	ale de				
Brass/Copper	10%	0-2	\$9,600	2043	* *	1			
			vere, Area Affected	1:10%					
			ain, Basement	1 100	. 1 1000/				
			xtent : Moderate, 2	area Affe	cted : 100%				
		: Basemen	•	D					
D /C		non : Unde	r Size Circulation	•	* *	1			
Brass/Copper	90%			2043	* *	1			

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

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

Asset #: 4345

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

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

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

#### Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

Asset Name : TRANSITIONAL HOUSING-HELP HAVEN

Address : 11 AND 13 WEST 137TH STREET

Borough : MANHATTAN Agency's Number : N/A

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

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

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

Block : 1735 Lot : 28 BIN : 1053913

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$145,800
Electrical		\$265,800
Mechanical	\$359,700	\$205,900
Total	\$359,700	\$617,400
Importance Code A	\$192,800	
Importance Code B	\$166,900	\$617,400
Total	\$359,700	\$617 400

\$183,600 \$16,300 \$148,500 \$18,800	\$27,400 \$24,400 \$3,000	\$12,100 \$900 \$9,900 \$1,200	\$5,400 \$900 \$4,500
\$16,300	\$24,400	\$900	\$900
,	. ,	,	•
\$183,600	\$27,400	\$12,100	\$5,400
<u> </u>	·	·	
\$300			
\$800			
\$1,900	\$2,200	\$1,900	\$1,700
\$65,400	\$1,700	\$1,800	\$2,300
\$98,900		\$8,300	\$1,400
\$16,300	\$23,500		
FY 2025	FY 2026	FY 2027	FY 2028
	\$16,300 \$98,900 \$65,400 \$1,900 \$800 \$300	\$16,300 \$23,500 \$98,900 \$65,400 \$1,700 \$1,900 \$2,200 \$800 \$300	\$16,300 \$23,500 \$98,900 \$8,300 \$65,400 \$1,700 \$1,800 \$1,900 \$2,200 \$1,900 \$800



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

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

Asset #: 4349

Architecture		Current Repa	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	* *	5	\$16,100	
Stucco Cement	70%			2051	* *	5	\$47,000	
Windows	000/			20.42	* *	_		
Aluminum	90%			2042	* *	5		
Metal Clad	10%			2042		5		
Parapets Masonny Priok	100%			LIFE	* *	5-10	\$9,700	
Masonry: Brick		ervation, Exten	ut · N/A Area /			3-10	\$9,700	
		: Roof Side Of		ујестеи .	100/0			
		ion : New Stuc	-					
Roof	zp.m.m.							
Modified Bitumen	95%			2042	* *	10	\$10,900	
		lace Evident, I	Extent : N/A, A		eted : 100%		4-0,500	
	Location	: Parapet Wali	!					
Skylight, Metal/Glass	5%			2054	* *	10	\$1,900	
nterior							4-,	
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$11,800	
Ceramic Tile	5%			2043	* *	5	\$1,400	
Quarry Tile	25%			2047	* *	5	\$10,100	
Vinyl Tile	20%			2034	\$145,800	3	\$2,700	
Wood	40%	Now	\$31,500	2049	* *	5	\$10,100	
		ssing Elements	, Extent : Ligh	t, Area A	ffected : 10%			
		: Throughout						
		ed Finish, Exte	nt : Moderate,	Area Aff	fected : 20%			
	Location	: Residences						
Interior Walls						_		
Ceramic Tile	10%			2037	* *	5	\$2,500	
Concrete Masonry Unit	15%			LIFE	* *	5	\$3,000	
Gypsum Board	50%			LIFE	* *	5-10	\$21,000	
Plaster	25%			LIFE	* *	5-10	\$5,300	
Ceilings AcousTileSusp.Lay-In	15%			2047	* *	5	¢4 100	
1 7	10%				* *	10	\$4,100	
Exposed Struc: Steel Gypsum Board	50%			LIFE LIFE	* *	5-10	\$5,400 \$46,400	
Plaster	25%			LIFE	* *	5-10 5-10	\$46,400	
ite Enclosure	2370			LIFE	•	3-10	\$11,000	
Fence/Gates								
Chain Link	80%			2044	* *			
Iron Picket	20%			2054	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2054	* *			
	_00,0							

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

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

Asset #: 4349

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

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

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

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

Asset #: 4349

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

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

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

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

Asset #: 4349

Mechanical		Current Repair			e Replacement	M		
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Terminal Devices								
Convector/Radiator	90%			2039	* *	1	\$5,400	
Fan Coil Unit/Heat	10%			2034	\$45,000	1	\$600	
Controls								
Electrical	-	-	\$50,400 nt : Moderate, Area : Only One Therma			lding		
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment	10070			2030		-		
Window/Wall Unit	80%			2032	\$55,000	1		
window/ wan Cint			Extent : N/A, Area A out			1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,300	
No Component	80%							
Exhaust Fans								
Roof	20%			2034	\$7,000	2	\$100	
Wall Unit	10%			2034	\$800	2	\$100	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$116,500	2044	* *	1		
	Booster Pun	np w/Tank	k, Extent : Moderat	e, Area A	Affected : 100%			
	Location:	Basemen	t. Broken Booster I	Pumps				
	Broken, Exte	ent : Mod	erate, Area Affecte	d : 100%	ó			
	Location:	Basemen	t. Broken Booster	Pumps				
Water Heater With Tanks								
Gas Fired	100%			2032	\$50,000	2		
		rvation, E	xtent : Light, Area			_		
	Location:		0 /	33				
			110 Gallon Units					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Cust Iron		logged. F	Extent : Moderate, 2		ected : 20%	•		
	0		t. Sewage Back Up			y Rain		
Storm Drain Piping			3 · · · · · · · · · · · · · · · · ·		<i>G</i>	•		
Cast Iron	100%			LIFE	* *	1		
Cust from			xtent : Light, Area Building		: 100%	1		
			Scuppers Are Galv	anized S	teel Leader To Cas	t Iron Pip	oing Into The	
Backflow Preventer								
Generic	100%			2034	\$8,100	1	\$1,100	

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

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

## HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING-HELP HAVEN

Asset #: 4349

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

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

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

#### Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

Asset Name : TRANSITIONAL HOUSING-NEW DAY ONE

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

Borough : BRONX Agency's Number : N/A

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

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

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

Total

Block : 2758 Lot : 36 BIN : 2006311

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$585,700	
Interior Architecture	\$217,400	\$76,100
Electrical		\$619,500
Mechanical	\$149,300	\$109,200
Total	\$952,400	\$804,800
Importance Code A	\$585,700	
Importance Code B	\$203,900	\$804,800
Importance Code C	\$162,700	
Total	\$952,400	\$804,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$79,600	\$46,100	_	\$400
Interior Architecture	\$40,100	\$3,800	\$2,900	\$33,500
Electrical	\$5,400	\$7,200	\$5,400	\$6,100
Mechanical	\$44,700	\$7,600	\$15,300	\$7,600
Site Enclosure	\$5,600			
Site Pavements	\$7,100			
Total	\$182,500	\$64,800	\$23,600	\$47,700
Importance Code A	\$85,300	\$51,800	\$5,700	\$6,200
Importance Code B	\$90,000	\$12,900	\$15,000	\$41,400
Importance Code C	\$7,100		\$2,900	

\$64,800

\$23,600

\$47,700



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.

\$182,500

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

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

Asset #: 4347

Architecture		Current Repair			e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	• • • • •		<b>4.0.0</b> 00			_	<b>* * * * * * * *</b>	
Masonry: Brick	_	asonry Sup	\$42,300 ot, Extent : Severe, A Lintels At 1st To 5t			5	\$10,500	
Masonry: Fieldstone	5%			LIFE	* *	5	\$2,000	
Pre-Cast Concrete	Location Joint Mor	issing Elem 1 : Decorat tar Miss/Ei	\$37,300 nents, Extent : Mode ive Banding At Stre od, Extent : Moder Sills. Street Facado	et Facaa ate, Area	le	5	\$8,600	
Stucco Cement	70%			2046	* *	5	\$92,100	
Windows							-	
Aluminum	Air Infiltre Location Ctrwt/Bala Location Misaligne	a : North Ai nc Not Fun a : North Ai d/Bulging,	\$585,700  nt: Moderate, Area  nd East Facade Win  ct, Extent: Modera  nd East Facade Win  Extent: Severe, Area  out Building And O	ndows nte, Area ndows ea Affect	Affected : 50%	5	\$12,600	1
Parapets	Locuiton	i . Inrough	oui Building And C	Jjice				
Masonry: Brick	35%			LIFE	* *	5		
Pre-Cast Concrete	10%			LIFE	* *	5		
Stucco Cement	55%			2046	* *	5		
Roof								
Modified Bitumen	95%			2038	* *	10	\$400	
Skylight, Metal/Glass	5%			2053	* *	10	\$100	
Soffits								
Stucco Cement	100%			2046	* *	5	\$200	
nterior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$16,600	
Ceramic Tile	10%			2036	* *	5	\$7,600	
Quarry Tile	Broken/Mi	_	\$54,700 nents, Extent : Seven r Hallways	2046 re, Area	* * Affected : 10%	5	\$11,400	
Vinyl Tile	Broken/Ma Location Cracking/	: 1st Floo	Extent : Moderate			3	\$4,300	
Wood		ded, Extent 1: 2nd Floo	: Moderate, Area A or Offices	2048 Affected :	**	5	\$64,200	

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

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

Asset #: 4347

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

Electrical	Current Repair			Futu	re Replacement	M		
System Component Type	% of Fail D Total (Yea		<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

Asset #: 4347

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

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

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

Asset #: 4347

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection Generic, Digital	100%	2041 **	1-3 \$35,500	

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Natural Gas	100%	2043	* *	1		
Conversion Equipment						
Steam Boiler	100%	2038	* *	1	\$57,100	
	Other Observation, Extent . Location: Basement	: Light, Area Affected	: 100%			
	Explanation : 1 Natural C	Gasoline Burning Steam	m Boiler			
Distribution	•					
Steam Piping/Pump	100%	2043	* *			
	Other Observation, Extent . Location : East Wing	: Severe, Area Affected	l : 50%			
	Explanation: Undersized	Piping Causing Heat	ing Problems			
Terminal Devices						
Convector/Radiator	100%	2038	* *	1	\$18,600	
Air Conditioning						
Energy Source						
Electricity	100%	2041	* *	1		
Conversion Equipment						
Window/Wall Unit	70%	2028	\$149,300	1		
No Component	30%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$32,100	
Exhaust Fans						
Roof	100%	2033	\$109,200	2	\$1,800	
Plumbing						
H/C Water Piping						
Brass/Copper	100% Now Other Observation, Extent. Location: East Side	\$36,100 2043 Severe, Area Affected	* * l : 50%	1		
	Explanation: Hot Water I	Piping Undersized Ca	using Shortages O	n East Si	ide	
HW Heat Exchanger						
Steam Fired	100%	2043	* *	4	\$5,700	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	Blockage /Clogged, Extent Location : Basement	: Moderate, Area Affe	cted : 10%			
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		

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

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

## HUMAN RESOURCES ADMINISTRATION - 096 TRANSITIONAL HOUSING-NEW DAY ONE

Asset #: 4347

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

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

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

Print Date: 22-Aug-2023 HUMAN RESOURCES ADMINISTRATION - FY 2024

Asset Name : TRANSITIONAL HOUSING-NEW DAY TWO

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

Borough : BRONX Agency's Number : N/A

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

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

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

Block : 2758 Lot : 6 BIN : 2006302

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$61,400	\$537,700
Interior Architecture	\$289,100	\$339,200
Electrical		\$378,800
Mechanical		\$867,900
Total	\$350,500	\$2,123,700
Importance Code A	\$61,400	\$537,700
Importance Code B	\$289,100	\$1,585,900
Total	\$350,500	\$2,123,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,800		\$45,700	\$600
Interior Architecture	\$75,100			\$500
Electrical	\$17,700	\$2,600	\$3,000	\$3,100
Mechanical	\$44,100	\$3,800	\$4,100	\$3,800
Total	\$161,700	\$6,400	\$52,700	\$8,000
Importance Code A	\$27,600	\$2,700	\$48,400	\$3,300
Importance Code B	\$99,300	\$3,700	\$4,300	\$4,700
Importance Code C	\$34,900			
Total	\$161,700	\$6,400	\$52,700	\$8,000



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

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

Asset #: 4348

Architecture		Current	Repair	Future Replaceme		nent Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	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%		\$61,400	LIFE	**	5	\$1,000	
		-	nents, Extent : Seve	re, Area .	Affected: 50%			
		: Window		1.00	. 1 750/			
	_	_	Extent : Severe, A.	rea Affec	ted: /3%			
		: Window	Sills					
Stucco Cement	60%			2047	* *	5	\$67,500	
Windows					*	_		
Aluminum		Now	\$9,500	2033	\$476,800	5	\$5,100	
	_		ts, Extent : Modera	ite, Area	Affected: 2%			
		1 : Room 20	<i></i>					
Aluminum	10%			2033	\$60,900	5	\$1,100	
			Extent : N/A, Area A	lffected :	100%			
		ı : First Flo						
	Explana	tion : Wind	ow Guards					
Parapets								
Metal: Cage/Fence	10%			2047	**	5-10	\$5,700	
Stucco Cement	90%		37/4 4	2047	**	5	\$17,200	
			Extent : N/A, Area A	ујестеа :	100%			
		: Parapet		11				
D. C	Explana	tion : Insta	lled Over Brick Wa	lls				
Roof Modified Bitumen	95%			2039	* *	10	¢14.400	
Modified Bitumen			Extent : N/A, Area A			10	\$14,400	
	Location		exiem . IV/A, Area A	<i>престеа</i> .	100/0			
				2054	* *	1.0	<b>#2.500</b>	
Skylight, Metal/Glass	5%			2054	* *	10	\$2,500	
nterior								
Floors Cast in Place Concrete	10%			LIFE	* *	5	\$18,100	
						5		
Ceramic Tile	10%			2030 2039	\$227,700 * *	5 5	\$4,100 \$12,400	
Quarry Tile Vinyl Tile	20% 10%		\$22,300	2039		3	\$12,400	
villyl The			\$22,300 Extent : Light, Are		\$111,500	3	\$1,000	
		crumoung, 1 : Through		и Ајјеси	eu . 2070			
				20.40	* *		ф1 <b>.</b> доо	
Wood		Now	\$216,700	2049		5	\$17,400	
			Extent : Moderate,	Area AJJ	ectea : 20%			
4		ı : Through	ош	• • • • • • • • • • • • • • • • • • • •			** **	
Wood	5%			2069	**	5	\$3,900	
		•	nt, Extent : N/A, Ar	ea Affect	ed : 100%			
	Location	i : 1st Floo	r					

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

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

Asset #: 4348

Architecture		Current l	Repair	Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	U		\$12,100 Extent : Moderate out	2037 , Area Aj	* * fected : 10%	5	\$1,100	
Concrete Masonry Unit	_		\$8,300 Extent : Moderate out	LIFE , Area Aj	* * Gected : 10%	5	\$1,800	
Gypsum Board	-	•	\$9,200 Extent : Moderate out	LIFE , Area Aj	* * Gected : 10%	5	\$20,200	
Plaster	Cracking/	Now Crumbling, 1 : Bulkhea	\$5,300 Extent : Severe, Ands	LIFE rea Affec	* * ted : 10%	5	\$1,300	
Ceilings	50/			2020	* *	-	<b>#2 100</b>	
AcousTileSusp.Lay-In			Extent : N/A, Area A at	2039 Iffected :		5	\$2,100	
Gypsum Board	80%			LIFE	* *	5-10	\$113,700	
Plaster	15%			LIFE	* *	5-10	\$10,700	
Site Enclosure Fence/Gates								
Chain Link	100%			2044	* *			
Site Pavements Public Sidewalk	1063							
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways Cast in Place Concrete	100%			2047	* *			
Activity Yard Rubber Matting	100%			2039	* *			

lectrical	Current	Repair	Futui	re Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
nder 600 Volts							•
Service Equipment							
Fused Disc Sw	100%		2044	* *	5	\$100	
	Other Observation,	Extent : N/A, Area A	ffected :	100%			
	Location : Electric	al Room					
	Explanation: Two	Main Service Switc	hes, No	Nameplate Ratings	Availabl	'e.	
Switchgear / Switchboard							
Fused Disc Sw	20%		2044	* *	5		
Molded Case Bkrs	80%		2044	* *	5	\$600	
Raceway							
Conduit	100%		2044	* *	1		

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

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

Asset #: 4348

Electrical	Current Re	pair	Future Replacement		M		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts							
Panelboards							
Molded Case Bkrs	100%		2042	* *	5	\$700	
Wiring							
Thermoplastic	100%		2044	* *	1		
Ground							
Grounding Devices					_	****	
Generic	100%		LIFE	* *	5	\$800	
ighting							
Interior Lighting	7.50/		2024	<b>#200.000</b>	1.0	Φ10 100	
Fluorescent	75%	F 1: 1:	2034	\$308,900	10	\$19,100	
	T-8 Lamps And Fixture	-	Area Aff	ected : 100%			
	Location : Throughou	it The Builaing					
LED	25%		2042	* *			
Egress Lighting							
Emergency, Battery	50%		2034	\$22,700	10	\$3,300	
Exit, Battery	50%		2034	\$19,200	10	\$900	
Exterior Lighting							
LED	30%		2042	* *			
No Component	70%						
larm							
Security System							
Generic	100% Now	\$15,200	2039	**	1	\$9,300	
	Malfunctioning, Extent		Affected	d : 30%			
	Location : Throughou	-					
	Other Observation, Ext		ffected :	100%			
	Location : Throughou	-					
<del></del>	Explanation: CCTV	Surveillance Cam	eras				
Fire/Smoke Detection	1000/		202:	0.00.000	1.0	015 600	
Generic, Digital	100%		2034	\$69,800	1-3	\$17,600	
	Other Observation, Ex		ffected :	100%			
	Location: Throughou	_	<i>(1</i> 5	11 0 1 5			
	Explanation : Centra	l Control Panel, A	Harm Be	ells, Smoke Detection	on.		

Mechanical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Steam Boiler	100%	2051	* *	1	\$27,500	
	Boiler Used For Hot Water, Extent : L	ight, Area Affecte	ed : 100%			
	Location : Boiler Room - Boiler Wit	h Built-in Domesi	tic Water He	at Excha	nger	
	Other Observation, Extent: N/A, Area	a Affected : 100%				
	Location : Boiler Room					
	Explanation: 1 Unit					

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

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

Asset #: 4348

Current Repair Future Repl		Replacement	Maintenance			
% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
		2034 [ffected : 10	\$216,800 0%			
_	-	2032  ffected : 10	\$221,400 0%	1	\$9,000	
		2042	* *	1		
20%						
80% 20%		2029	\$82,000	1		
		LIFE	* *	2-5	\$2,400	
90%						
400/ 37	4.5.000	•••	di di		4100	
Unit Inoperable, Exten	t : Light, Area Af	fected : 100		2	\$100	
90%						
_	-	2034 [ffected : 80	\$347,700	1		
100% Now Leak Evident, Extent :	\$34,100 Moderate, Area A			1		
100%		LIFE	* *	1		
100%		2039	* *	1	\$1,700	
				_		
100%						
		2044  ffected : 10	**	1-2	\$200	
	100% On Extended Life, Extended Life	100% On Extended Life, Extent: Light, Area A Location: Throughout  100% On Extended Life, Extent: Light, Area A Location: Throughout  80% 20%  80% 20%  10% Now \$5,300 Unit Inoperable, Extent: Light, Area Aff Location: Roof - 2 Units - Toilet Exha 90%  On Extended Life, Extent: Light, Area Aff Location: Throughout  100% On Extended Life, Extent: Light, Area Aff Location: Throughout  100% Now \$34,100 Leak Evident, Extent: Moderate, Area A Location: Various Apartments In The  100%  100%  100%  98% 2%	Not   Fail Date   Estimated Cost   Year   FY	Now	Now   S5,300   2044   2056   2076   2076   2076   2076   2077   2076   2077	% of Total   Fail Date   Estimated Cost   FY   Estimated Cost   (Year)

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

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