

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
Program / Asset # : HRA0024.000 / 1951 **Yr Built/Renovated** : 1912 / 2013
Area Sq Ft : 144,341 **Project Type** : HUMAN RESOURCES
Date of Survey : 11-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5,Ph
Block : 1548 **Lot** : 19 **BIN** : 3042090

CAPITAL	FY 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



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

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

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

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	60%	Now	\$651,500	2042		* *		1
	<i>Alligatoring, Extent : Moderate, Area Affected : 75%</i> <i>Location : Throughout</i> <i>Blisters, Extent : Severe, Area Affected : 20%</i> <i>Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gymnasium</i> <i>Drains Clogged, Extent : Severe, Area Affected : 2%</i> <i>Location : Roof C</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> <i>Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria</i> <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i> <i>Location : Roofs A, B, E</i> <i>Recent Repair Evident, Extent : N/A, Area Affected : 15%</i> <i>Location : Roof B And E</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i> <i>Location : Roof A And E</i> <i>Water Penetration, Extent : Severe, Area Affected : 30%</i> <i>Location : Over Junction Of First Floor Corridor And Gymnasium, Roofs A, B, E</i>								
	Modified Bitumen	30%	0-2	\$325,700	2042		* *		
	<i>Alligatoring, Extent : Moderate, Area Affected : 50%</i> <i>Location : Roof F And G</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : Roof F And G</i>								
	Play Surface	5%	Now	\$37,800	2042		* *		
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : First Floor Roof</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : First Floor Roof</i>								
	Skylight, Metal/Glass	5%			2042		* *	10	\$17,000
Interior									

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Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$35,900	LIFE	* *	5	\$47,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout Basement Water Penetration, Extent : Severe, Area Affected : 25% Location : Basement, Incomplete Con-Ed Piping Work							
	Ceramic Tile	12%	0-2	\$285,800	2035	* *	5	\$13,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout							
	Marble Panels	5%	4+	\$46,300	LIFE	* *	5	\$8,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Fulton Lobby							
	Quarry Tile	5%	4+	\$310,800	2052	* *	5	\$8,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Kitchen Worn/Eroded, Extent : Light, Area Affected : 100% Location : Kitchen							
	Terrazzo	1%	4+	\$3,900	LIFE	* *	5	\$1,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Lobby							
	Vinyl Tile	20%	Now	\$350,100	2042	* *	3	\$16,200	
		Uneven Substrate, Extent : Moderate, Area Affected : 50% Location : Fourth Floor Corridor Near Room 408, 5th Floor Corridor							
	Vinyl Tile	40%			2037	* *	3	\$43,200	
	Wood	7%			2060	* *	5	\$28,400	

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

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	95%			2052		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 35%							
		Location : Playground Fence							
	Iron Picket	5%			2067		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 15%							
		Location : Herkimer Street							
Retaining Walls									
	Cast in Place Concrete	95%	Now	\$7,700	2052		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 75%							
		Location : Around Play Yard							
	Masonry: Brick	5%			2042		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	50%	Now	\$48,300	2037		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Fulton Street							
	Cast in Place Concrete	50%	Now	\$48,300	2037		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : By Dumpster Southeast Corner Of Lot							
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Near Corner Of Howard Avenue							
On-Site Walkways									
	Cast in Place Concrete	100%			2037		* *		
Parking/Driveway									
	Cast in Place Concrete	100%	0-2	\$2,000	2045		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : At Dumpster On Herkimer							
Activity Yard									
	Asphalt	100%	4+	\$8,700	2035		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Playground							

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

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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	80%			2032	\$228,600	5	\$500	
	Fused Disc Sw	20%			2052	* *	5	\$100	
Raceway									
	Conduit	90%			2032	\$253,900	1		
	Conduit	10%			2042	* *	1		
Panelboards									
	Fused Disc Sw	10%			2031	\$29,200	5	\$300	
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : 5th Floor Mechanical Room							
	Molded Case Bkrs	70%			2031	\$204,700	5	\$2,700	
	Molded Case Bkrs	20%			2040	* *	5	\$800	
Wiring									
	Braided Cloth	40%			2031	\$156,100	1		
	Thermoplastic	60%			2042	* *	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$177,200	5	\$1,000	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,100	
Lighting									
Interior Lighting									
	Fluorescent	20%			2027	\$420,700	10	\$26,500	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2032	\$1,051,700	10	\$66,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	20%			2027	\$781,800	2	\$600	
	LED	10%			2037	* *			
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$17,400	
	Exit, Service	25%			2027	\$15,200	1		
	Exit, Battery	25%			2037	* *	10	\$2,400	
Exterior Lighting									
	HID	10%			2027	\$65,800	10		
	No Component	90%							
Alarm									
Fire/Smoke Detection									
	No Component	80%							
	Generic, Analog	20%			2027	\$72,700	1-3	\$17,800	

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

Heating

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2042	* *	5	\$44,800	
	Other Observation, Extent : N/A, Area Affected : 50%								
	Location : Basement								
	Explanation : Two Oil Fuel Tanks. 7500 Gallons Each. Only One Of The Two Oil Fuel Tanks Is Used.								
Conversion Equipment									
	Steam Boiler	100%	Now	\$737,900	2052	* *	1	\$128,800	1
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : Three Boilers Are Not Working, Decommissioned About 10 Years Ago. A Temporary Boiler Provides Steam To The Building.								
Distribution									
	Steam Piping/Pump	100%	Now	\$226,000	2032	\$1,129,900			
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Basement								
	Explanation : Defective Steam Condensate Return Pump.								
Terminal Devices									
	Air Handler	10%			2027	\$265,500	1	\$8,900	
	Convactor/Radiator	80%			2030	\$923,000	1	\$37,300	
	Fan Coil Unit/Heat	8%			2027	\$279,900	1	\$3,700	
	Unit Heater - Steam	2%			2027	\$16,000	4	\$300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2026	\$111,600	2	\$400	
	R-22 Refrigerant, Extent : Light, Area Affected : 5%								
	Location : Lower Level								
	Other Observation, Extent : N/A, Area Affected : 5%								
	Location : Lower Level								
	Explanation : 1 Unit								
	Split Unit	25%			2037	* *			
	Window/Wall Unit	70%			2027	\$374,200	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$80,600	
	Needs Cleaning, Extent : Severe, Area Affected : 90%								
	Location : Throughout The Building								

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Ventilation									
	Exhaust Fans								
	Interior	95%	0-2	\$594,500	2042	* *	2	\$3,400	
		Abandoned in Place, Extent : Moderate, Area Affected : 95%							
		Location : 5th Floor Elevator Machine Room, Basement							
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 90%							
		Location : 5th Floor Elevator Machine Room, Basement							
		Explanation : Exhaust Fan Not Used For Decades. Abandoned As Per Our Escort.							
	Roof	5%			2032	\$13,700	2	\$200	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof A							
		Explanation : Exhaust Fans On The Roof Are For Kitchen Only							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$1,812,200	1		
	Water Heater With Tanks								
	Electric	2%			2025	\$500	4		
		Abandoned in Place, Extent : Light, Area Affected : 2%							
		Location : 5th Floor Girls Bathroom, Room 554 Next To Boys Bathroom.							
	Gas Fired	98%	Now	\$300	2032	\$16,300	2		
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Water Heater And Hot Water Storage Tank Disconnected. Not Working Since Boilers Were Decommissioned.							
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby To 5th Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$72,800	
	Sprinkler								
	No Component	98%							
	Generic	2%			2032	\$39,000	1-2	\$800	

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Fire Suppression									
	Fire Pump								
	Generic	100%			2035	* *	1	\$27,000	
	Chemical System								
	No Component	97%							
	Generic	3%	Now		2027	\$500	1-3	\$2,100	
Not in Service, Extent : Moderate, Area Affected : 100%									
Location : Kitchen Not In Use So System Not Tested									

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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
Program / Asset # : HRA0026.000 / 1953 **Yr Built/Renovated** : 1971 / 2010
Area Sq Ft : 36,920 **Project Type** : HUMAN RESOURCES
Date of Survey : 14-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3496 **Lot** : 4 **BIN** : 3080726

CAPITAL	FY 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



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

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

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

Interior

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

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

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$127,000	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Rating Available							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$127,000	5	\$1,000	
	Raceway								
	Conduit	100%			2032	\$59,800	1		
	Panelboards								
	Molded Case Bkrs	100%			2031	\$97,500	5	\$1,000	
	Wiring								
	Thermoplastic	100%			2032	\$75,400	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$70,000	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	80%			2027	\$430,000	10	\$27,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	15%			2027	\$64,100	10	\$200	
	Incandescent	5%			2027	\$49,900	2		
	Egress Lighting								
	Emergency, Battery	50%			2032	\$30,300	10	\$4,500	
	Exit, Service	50%			2027	\$7,800	1		
	Exterior Lighting								
	HID	4%			2032	\$6,700	10		
	Incandescent	6%			2027	\$11,600	2		
	No Component	90%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%	Now	\$20,300	2042	* *	1	\$3,700	
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

5%

2027

\$4,700

1-3

\$1,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Smoke Detection System*

Generic, Digital

25%

2032

\$23,300

1-3

\$5,700

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Hot Water Boiler

100%

2030

\$383,100

1

\$18,300

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

Distribution

Hot Wtr Piping/Pump

100%

2040

* *

4

\$1,800

Terminal Devices

Convactor/Radiator

100%

2030

\$294,900

1

\$11,900

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Reciprocating

50%

2042

* *

1

\$8,600

Compr/Chiller

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

Window/Wall Unit

50%

2027

\$68,300

1

Heat Rejection

Water Cooling Tower

100%

2037

* *

2

\$37,200

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

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$20,600

Exhaust Fans

Interior

90%

2027

\$143,900

2

\$1,000

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

Roof

10%

2032

\$7,000

2

\$100

Plumbing

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

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

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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
Program / Asset # : HRA0025.000 / 1952 **Yr Built/Renovated** : 1920 / 2010
Area Sq Ft : 54,112 **Project Type** : HUMAN RESOURCES
Date of Survey : 28-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3444 **Lot** : 22 **BIN** : 3080067

CAPITAL	FY 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	2-4	\$21,500	LIFE	**	5	\$17,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	75%	4+	\$84,600	LIFE	**	5	\$52,600	
		Horizontal Cracks, Extent : Light, Area Affected : 2%							
		Location : Bulkhead Stair							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
		Location : North And South Bulkheads							
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : South Wing							
	Masonry: Granite	10%	2-4	\$53,900	LIFE	**	5	\$5,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Steps At East Entrance							
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Steps At East Entrance							
	Masonry: Limestone	10%	2-4	\$80,900	LIFE	**	5	\$5,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Balusters Over North And South Entrances							
		Staining/Discoloring, Extent : Light, Area Affected : 40%							
		Location : Throughout							
Windows									
	Aluminum	30%			2048	**	5	\$2,900	
	Metal Louvers	5%			2035	**	10	\$3,000	
		Corrosion/Rusting, Extent : Light, Area Affected : 25%							
		Location : Ground Level Courtyard							
	Wood	65%	Now	\$148,100	2057	**	5	\$31,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$600	
	Metal Panel	10%			2042	**	5	\$300	

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

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

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

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

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

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

Site Enclosure

Retaining Walls

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

No Component	95%
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Site Pavements

Public Sidewalk

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

On-Site Walkways

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

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

Molded Case Bkrs	100%			2032	\$190,500	5		\$1,400
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Raceway

Conduit	95%			2032	\$134,200	1		
Conduit	5%			2042	* *	1		

Panelboards

Fused Disc Sw	5%			2031	\$6,800	5		\$100
Fused Knife Sw	5%	4+	\$6,800	2057	* *	5		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Mechanical Room</i>								

Molded Case Bkrs	60%			2031	\$81,900	5		\$900
Molded Case Bkrs	30%			2040	* *	5		\$400

Wiring

Braided Cloth	30%	2-4	\$58,500	2057	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Thermoplastic	60%			2032	\$117,000	1		
Thermoplastic	10%			2042	* *	1		

Motor Controllers

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	* *	5	\$800	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2037	* *	10	\$34,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%			2032	\$118,200	10	\$7,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	10%			2027	\$146,400	2	\$100	
	LED	5%			2037	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Office, Stairways							
		Explanation : LED Lighting Fixtures							
	Egress Lighting								
	Emergency, Battery	40%			2037	* *	10	\$5,200	
	Emergency, Battery	10%			2027	\$8,900	10	\$1,300	
	Exit, Battery	50%			2037	* *	10	\$1,800	
	Exterior Lighting								
	HID	8%			2027	\$19,700	10		
	HID	1%	Now	\$500	2032	\$2,500			
		Malfunctioning, Extent : Moderate, Area Affected : 25%							
		Location : Roof Parapet							
		Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 10%							
		Location : Roof Parapet							
	Incandescent	1%	Now	\$1,700	2042	* *	2		
		Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Main Entrance Stairs							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Entrance Steps							
		Explanation : Two Ornamental Post Style Light Fixtures Are Missing Globes And Bulbs							
	No Component	90%							
Alarm									
	Security System								
	No Component	25%							
	Generic	75%			2040	* *	1	\$15,200	
		Other Observation, Extent : N/A, Area Affected : 25%							
		Location : Basement First Floor And Second Floor							
		Explanation : Intrusion Alarm And CCTV Security Cameras							

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2040

* *

1-3

\$10,300

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

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Steam Boiler

100% Now

\$92,100

2037

* *

1

\$48,200

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

Distribution

Steam Piping/Pump

100%

2032

\$423,200

Terminal Devices

Convactor/Radiator

100%

2030

\$432,200

1

\$17,500

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Split Unit

10%

2037

* *

Window/Wall Unit

70%

2027

\$140,100

1

No Component

20%

Plumbing

H/C Water Piping

Brass/Copper

100%

2-4

\$13,600

2042

* *

1

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

Water Heater With Tanks

Gas Fired

100%

2030

\$16,700

2

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

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

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

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Print Date : 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
Program / Asset # : HRA0037.000 / 1553 **Yr Built/Renovated** : 1924 / 2002
Area Sq Ft : 94,529 **Project Type** : HUMAN RESOURCES
Date of Survey : 01-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1808 **Lot** : 8 **BIN** : 1054888

CAPITAL	FY 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



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

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

Interior

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	5%			2045	* *	5	\$7,000	
	Exposed Struc: Concrete	5%	Now	\$102,300	LIFE	* *	5	\$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%									
Location : Phone Room, Exposed Lintel									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Phone Room									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Pump Room									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Basement Vault									
	Exposed Struc: Steel	5%			LIFE	* *			
	Fiber Board	5%			2037	* *			
	Plaster	80%	0-2	\$66,500	LIFE	* *	5	\$69,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
	Chain Link	75%			2042	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Iron Picket	25%			2052	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2037	* *			
On-Site Walkways									
	Cast in Place Concrete	95%			2037	* *			
	Masonry: Granite	5%			LIFE	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$284,400	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Basement Area Vault									
Explanation : Water Penetration									

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2032	\$22,100	5	\$200	
		Enclosure Corroded, Extent : Light, Area Affected : 5%							
		Location : Basement. Service End Box							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,000 Ampere Main Disconnect Switch							
	Fused Disc Sw	50%			2032	\$22,100	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 30%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch Labelled Emergency							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$222,300	5	\$400	
	Raceway								
	Conduit	80%			2032	\$157,700	1		
	Conduit	20%			2032	\$39,400	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$23,400	5	\$200	
	Molded Case Bkrs	90%			2031	\$210,500	5	\$2,200	
	Wiring								
	Thermoplastic	100%			2032	\$284,900	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$116,600	5	\$600	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,400	
Lighting									
	Interior Lighting								
	Fluorescent	97%			2027	\$1,335,000	10	\$84,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	3%			2027	\$41,300	10	\$2,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Clinic							
	Egress Lighting								
	Emergency, Battery	50%			2027	\$77,500	10	\$11,400	
	Exit, Battery	50%			2027	\$65,400	10	\$3,200	
	Exterior Lighting								
	LED	20%			2040	* *			
	No Component	80%							
Alarm									

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

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

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

Alarm

Security System

No Component

Generic

80%

10%

2027

\$17,300

1

\$3,500

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

Generic

10%

2027

\$17,300

1

\$3,500

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

Fire/Smoke Detection

No Component

Generic, Analog

80%

20%

2027

\$47,600

1-3

\$11,600

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

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

Heating

Energy Source

Fuel Oil No 2

100%

2042

* *

5

\$29,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Tanks. 10,000 Gallons Each.*

Conversion Equipment

Steam Boiler

50%

Now

\$160,900

2052

* *

1

\$42,100

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

Steam Boiler

50%

2030

\$402,400

1

\$46,800

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

Distribution

Steam Piping/Pump

100%

0-2

\$443,600

2062

* *

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HUMAN RESOURCES ADMINISTRATION - 096
EAST HARLEM MULTI SERVICE CENTER
Asset # : 1553

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	20%			2032	\$347,500	1	\$11,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Supply Fans With Coils In Ductwork.							
	Convector/Radiator	80%			2030	\$604,000	1	\$24,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
	Conversion Equipment								
	Split Unit	10%			2032	\$219,200			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Metropolitan Clinic							
		Explanation : Outdoor Unit Located Outside The Building By The Parking. Indoor Units Inside The Clinic Are Not Accessible.							
	Window/Wall Unit	70%			2027	\$244,800	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,700	
	Exhaust Fans								
	Interior	40%			2032	\$163,800	2	\$1,200	
	Roof	30%			2032	\$53,700	2	\$900	
	No Component	30%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$1,185,700	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement. Boiler Room							
		Explanation : Three Units, 75 Gallons Each.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Explanation : Basement Floor Drains Backup With A Heavy Rain.							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	50%			2027	\$9,200	4	\$1,000	
	Submersible	50%			2025	\$1,400	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$5,800	

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

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

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

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** 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 : HART FAMILY RESIDENCE
Address : 217-227 HART STREET @ THROOP AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0067.000 / 4137 **Yr Built/Renovated** : 1920 / 2014
Area Sq Ft : 31,000 **Project Type** : HUMAN RESOURCES
Date of Survey : 07-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 1769 **Lot** : 72 **BIN** : 3049230

CAPITAL	FY 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



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

HUMAN RESOURCES ADMINISTRATION - 096

HART FAMILY RESIDENCE

Asset # : 4137

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$33,400	
		Recent Repair Evident, Extent : N/A, Area Affected : 75%							
		Location : Throughout							
	Masonry: Limestone	5%			LIFE	**	5	\$1,700	
	Stucco Cement	20%			2046	**	5	\$22,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Areaway							
Windows									
	Aluminum	82%	Now	\$219,400	2049	**	5	\$5,900	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Apartments							
		Hardware Missing, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Apartments							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Apartments							
		Explanation : Fire Safety Gates Over Windows Are Not Functioning Properly							
	Aluminum	18%			2058	**	5	\$2,600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout Apartments							
Parapets									
	Masonry: Brick	45%			LIFE	**	5	\$2,400	
	Masonry: Limestone	5%			LIFE	**	5	\$300	
	Metal Rail	50%			2046	**	5-10	\$47,700	
Roof									
	Modified Bitumen	98%			2041	**	10	\$22,300	
		Recent Repair Evident, Extent : N/A, Area Affected : 50%							
		Location : Repairs To Roofing Membrane Throughout - September 2021							
	Skylight, Metal/Glass	2%			2053	**	10	\$1,500	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$10,900	
	Ceramic Tile	10%			2036	**	5	\$5,000	
	Quarry Tile	20%			2038	**	5	\$15,000	
	Sheet Vinyl/Rubber	15%			2033	\$478,500	5	\$11,200	
	Vinyl Tile	10%			2033	\$134,700	3	\$1,900	
		Worn/Eroded, Extent : Light, Area Affected : 5%							
		Location : Office And Meeting Room							
	Wood	35%	Now	\$203,600	2048	**	5	\$16,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Apartments							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
		Location : Below Windows In Apartments							
		Uneven Surface, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Apartments							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	25%	Now	\$30,000	2036	**	5	\$14,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Corridors At Corners							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Corridors At Corners							
		Explanation : Impact Damage							
	Glass: Single Pane	5%			LIFE	**	5	\$4,200	
	Gypsum Board	60%	Now	\$18,300	LIFE	**	5	\$40,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms Along Southwest Wing							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms Along Southwest Wing							
	Masonry: Brick	10%	0-2	\$103,800	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
Ceilings									
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	90%	Now	\$15,400	LIFE	**	5	\$56,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms Along Southwest Wing							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms Along Southwest Wing							
Site Enclosure									
Fence/Gates									
	Chain Link	85%			2053	**			
	Iron Picket	10%			2068	**			
		Deteriorated Finish, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Masonry: Brick	5%			2053	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2068	**			
Retaining Walls									
	Cast in Place Concrete	100%			2068	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	**			
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$2,500	2046	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Side Steps To Yard							

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

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

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

Site Pavements

Activity Yard

Cast in Place Concrete 15% Now \$16,200 2050 * *

Ponding, Extent : Moderate, Area Affected : 10%

Location : Side Yard

Sinking/Subsiding, Extent : Severe, Area Affected : 25%

Location : Side Yard

Pavers/Stone 30% 2042 * *

Rubber Matting 55% Now \$14,800 2038 * *

Ponding, Extent : Moderate, Area Affected : 10%

Location : Side Yard

Worn/Eroded, Extent : Moderate, Area Affected : 15%

Location : Side Yard

Other Observation, Extent : Moderate, Area Affected : 15%

Location : Side Yard

Explanation : Sinking/heaving

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2033 \$14,700 5 \$100

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

Location : Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch

Switchgear / Switchboard

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

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 Affected : 100%

Location : Basement

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HUMAN RESOURCES ADMINISTRATION - 096

HART FAMILY RESIDENCE

Asset # : 4137

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

Lighting

Interior Lighting

Fluorescent

30%

2033

\$138,200

10

\$8,500

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

Fluorescent

60%

2033

\$276,400

10

\$17,100

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

LED

10%

2041

* *

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

Egress Lighting

Emergency, Battery

40%

2033

\$20,300

10

\$3,000

Emergency, Battery

10%

2038

* *

10

\$700

Exit, Service

45%

2033

\$5,900

1

Exit, Service

5%

2038

* *

1

Exterior Lighting

LED

30%

2041

* *

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Exterior Of The Building*

No Component

70%

Alarm

Security System

Generic

100%

2033

\$56,800

1

\$11,600

Fire/Smoke Detection

Generic, Digital

100%

2033

\$78,100

1-3

\$19,100

Mechanical

System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Heating

Energy Source

Natural Gas

100%

2043

* *

1

Conversion Equipment

Hot Water Boiler

100%

2031

\$321,700

1

\$15,300

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

Distribution

Hot Wtr Piping/Pump

100%

2032

\$66,200

4

\$1,500

Terminal Devices

Convactor/Radiator

100%

2031

\$247,600

1

\$10,000

Controls

Electrical

100%

2026

\$168,300

Air Conditioning

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	60%			2041	* *	1		
	No Component	40%							
Conversion Equipment									
	Window/Wall Unit	55%			2031	\$63,100	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor And Apartments Living Rooms Explanation : Newer Units							
	Window/Wall Unit	5%			2026	\$5,700	1		
		On Extended Life, Extent : Light, Area Affected : 100% Location : 1st Floor Community Room (2 Units)							
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$5,200	
	No Component	70%							
Exhaust Fans									
	Roof	30%			2033	\$17,600	2	\$300	
	Wall Unit	5%			2033	\$700	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Elevator Machine Room Explanation : 1 Unit							
	No Component	65%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2026	\$16,700	2		
		On Extended Life, Extent : Light, Area Affected : 100% Location : Basement - Boiler Room Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Boiler Room. Explanation : 100 Gallons 275 Mbh Input Unit. Quantity 1							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2026	\$900	4	\$1,000	
Fixtures									
	Generic	100%							
Tankless Water Heater(POU)									
	Gas Fired	100%			2026	\$31,600	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Boiler Room Explanation : 1 Unit, 315 Mbh Input							

Vertical Transport

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

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

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** 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
Program / Asset # : HRA0047.000 / 1945 **Yr Built/Renovated** : 1971 / 2012
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

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



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

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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Exterior Walls	Masonry: Brick Cavity	70%	2-4	\$38,100	LIFE	**	5	\$22,400		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
	Location : Parapet Walls									
	Metal Coiling Doors	2%	Now	\$6,700	2044	**	5	\$1,000		
	Unit Inoperable, Extent : Severe, Area Affected : 10%									
	Location : Parking Lot Area									
	Pre-Cast Concrete	8%			LIFE	**	5	\$8,300		
	Window Wall	20%	Now	\$189,900	2061	**	5	\$12,000		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%									
	Location : Throughout									
Windows										
Windows	Aluminum	95%	Now	\$69,800	2047	**	5	\$7,500		
	Air Infiltration, Extent : Moderate, Area Affected : 10%									
	Location : 1st Floor Offices									
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
	Location : 1st Floor Office Areas									
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
	Location : All Windows									
	Metal Louvers	5%			2040	**	10	\$4,900		
	Parapets									
	Parapets	Cast in Place Concrete	15%	0-2	\$12,000	LIFE	**	5	\$7,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%										
Location : Throughout										
Expansion Joint Failure, Extent : Moderate, Area Affected : 40%										
Location : Throughout										
Masonry: Brick		70%	0-2	\$78,700	LIFE	**	5	\$3,200		
Expansion Joint Failure, Extent : Moderate, Area Affected : 20%										
Location : Throughout										
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%										
Location : Throughout										
Miss/Damaged Flashings, Extent : Light, Area Affected : 10%										
Location : Throughout										
Water Penetration, Extent : Light, Area Affected : 10%										
Location : Throughout										
Metal Rail	10%			2036	**	5-10	\$8,200			
Pre-Cast Concrete	5%	Now	\$900	LIFE	**	5	\$1,400			
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%										
Location : Throughout										

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Metal Panel	5%			2044	**	10	\$2,300	
	Modified Bitumen	85%			2036	**	10	\$21,200	
	Modified Bitumen	10%	Now	\$8,000	2036	**			
	Alligatoring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ponding, Extent : Severe, Area Affected : 10%								
	Location : Over Main Lobby								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Over Main Lobby								
Soffits									
	Stucco Cement	100%			2044	**	5		
Interior									
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	
	Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
	Location : 2nd Floor Offices								
	Worn/Eroded, Extent : Severe, Area Affected : 10%								
	Location : 2nd Floor Offices								
	Vinyl Tile	23%			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	15%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$1,700	
Ceilings									
	AcousTileSusp.Lay-In	50%	0-2	\$86,200	2036	**	5	\$13,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : 1st Floor Offices								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor								
	AcousTileSusp.Lay-In	25%			2044	**	5	\$13,300	
	Exposed Struc: Concrete	25%	2-4	\$38,800	LIFE	**	5	\$2,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Main Lobby								
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Main Lobby								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Main Lobby								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	Now	\$7,600	2066		* *		
				Corrosion/Rusting, Extent : Severe, Area Affected : 10%					
				Location : Base Of Iron Pickets					
				Other Observation, Extent : Severe, Area Affected : 30%					
				Location : Jackson Avenue Perimeter					
				Explanation : Support Base For Gates Crumbled And Broken					
Retaining Walls									
	Cast in Place Concrete	100%			2066		* *		
Site Pavements									
	Public Sidewalk								
	Asphalt	90%	Now	\$61,400	2046		* *		
				Broken/Missing Elements, Extent : Severe, Area Affected : 10%					
				Location : Throughout					
				Cracking/Crumbling, Extent : Severe, Area Affected : 20%					
				Location : Jackson Avenue					
				Sinking/Subsiding, Extent : Severe, Area Affected : 20%					
				Location : Jackson Avenue, East 151th Street, Concord Avenue					
				Other Observation, Extent : Light, Area Affected : 90%					
				Location : Jackson Avenue, East 151th Street, Concord Avenue					
				Explanation : Asphalt Pavers/ Stone					
	Cast in Place Concrete	10%	Now	\$15,300	2051		* *		
				Cracking/Crumbling, Extent : Severe, Area Affected : 80%					
				Location : Throughout					
On-Site Walkways									
	Asphalt	90%	Now	\$61,800	2046		* *		
				Broken/Missing Elements, Extent : Severe, Area Affected : 80%					
				Location : Throughout					
				Cracking/Crumbling, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
				Misaligned/Bulging, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Severe, Area Affected : 60%					
				Location : Throughout					
				Tripping Hazard, Extent : Severe, Area Affected : 20%					
				Location : Throughout					
				Other Observation, Extent : Light, Area Affected : 90%					
				Location : Throughout					
				Explanation : Asphalt Pavers/ Stone					
	Cast in Place Concrete	10%	Now	\$16,300	2051		* *		
				Cracking/Crumbling, Extent : Severe, Area Affected : 90%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Severe, Area Affected : 60%					
				Location : Throughout					
Parking/Driveway									
	Asphalt	100%			2034				

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

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

Site Pavements

Activity Yard

Rubber Matting

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

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

Location : Play Area

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

Location : Play Area

Explanation : Debris And Rocks Throughout. Unsafe To Use

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2031 \$127,000 5 \$1,000

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

Location : Electrical Room First Floor

Explanation : One 1,400 Ampere Main Disconnect 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 : Corroded

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2036	* *	10	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Offices In Second And 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 Third Floor Hallway Offices Explanation : T-8 Lamps							
	Fluorescent	25%			2026	\$133,600	10	\$8,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Mechanical And Electrical Room, Some In Seconnd And Third 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		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2041	* *	1		
		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							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$7,800	2039	* *	4	\$1,800	
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Boiler Room. Corroded Supply And Return Piping And Bad Insulation</i>									
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Bolier Room Header Piping Leaking.</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Penthouse Boiler Room</i>									
<i>Explanation : Supply Line Leaking Water Profusely Causing Water Infiltration To Floors Below</i>									
Terminal Devices									
	Air Handler	40%			2031	\$269,900	1	\$9,100	
	Convactor/Radiator	60%			2044	* *	1	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Heat Not Evenly Distributed Through The Radiators.</i>									
Air Conditioning									
Energy Source									
	Electricity	100%			2047	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	80%	Now	\$29,200	2034	\$584,900	1	\$28,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 3rd Floor Mechanical Room</i>									
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$2,300	2041	* *	4	\$1,800	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 3rd Floor Mechanical Room. Broken Circulation Pump</i>									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	\$556,600	1	\$22,700	
Heat Rejection									
	Water Cooling Tower	100%	Now	\$14,500	2029	\$144,900	2	\$29,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Automatic Make-up Water Valve Malfunctioning</i>									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,500	
Exhaust Fans									
	Interior	20%			2031	\$31,800	2	\$200	
	Roof	80%	0-2	\$2,800	2031	\$55,700	2	\$700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Roof Exhaust Fans Malfunctioning.</i>									
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2044	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 : Moderate, Area Affected : 20%						
			Location : 1st And 3rd Floor						
			Explanation : Three Bathrooms Out Of Order Due To 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	

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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
Program / Asset # : HRA0038.010 / 1950 **Yr Built/Renovated** : 1907 / 2005
Area Sq Ft : 13,241 **Project Type** : HUMAN RESOURCES
Date of Survey : 09-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1912 **Lot** : 12 **BIN** : 1057904

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



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HUMAN RESOURCES ADMINISTRATION - 096

OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)

Asset # : 1950

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$18,000	
Masonry: Brick	30%			LIFE	**	5	\$13,800	
Masonry: Limestone	5%			LIFE	**	5	\$1,700	
Stucco Cement	60%			2045	**	5	\$69,100	
Windows								
Aluminum	100%	Now	\$290,100	2057	**	5	\$3,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Windows								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Street Facade								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Corridor Windows								
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$5,200	
Masonry: Brick	50%			LIFE	**	5	\$1,700	
Metal: Cage/Fence	15%			2037	**	5-10	\$3,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	
Stucco Cement	10%			2045	**	5	\$900	
Roof								
Modified Bitumen	95%			2037	**	10	\$7,800	
Skylight, Metal/Glass	5%			2032	\$113,100	10	\$1,400	
Interior								
Floors								
Carpet	10%			2031	\$34,200	3	\$4,000	
Ceramic Tile	5%			2035	**	5	\$1,000	
Vinyl Tile	75%			2037	**	3	\$7,400	
Vinyl Tile	10%	Now	\$16,000	2042	**	3	\$700	
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$1,800	
Glass: Single Pane	5%	4+	\$2,100	LIFE	**	5	\$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Stairwell								
Gypsum Board	90%			LIFE	**	5	\$19,100	
Ceilings								
AcousTileSusp.Lay-In	90%			2045	**	5	\$17,900	
Gypsum Board	10%			LIFE	**	5	\$2,500	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2052	**			
Iron Picket	40%			2052	**			
Site Pavements								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 1950

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2045	**
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On-Site Walkways

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

Under 600 Volts

Raceway

Conduit	100%		2042	**	1
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Panelboards

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

Thermoplastic	100%		2042	**	1
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Lighting

Interior Lighting

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

Location : Throughout The Building

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

Location : Staircase

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

Location : Throughout The Building

Egress Lighting

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

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

Fire/Smoke Detection

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

Location : Hallways

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1950

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$7,300	2032	\$363,600	4	\$700	
			Steam Traps Faulty, Extent : Moderate, Area Affected : 30%						
			Location : Throughout						
	Terminal Devices								
	Convactor/Radiator	100%			2030	\$105,700	1	\$4,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Window/Wall Unit	30%			2025	\$14,700	1		
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$1,100	
	No Component	85%							
	Exhaust Fans								
	Roof	15%			2032	\$3,800	2	\$100	
	No Component	85%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Electric	100%			2027	\$23,100	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	No Component	80%							
	Generic	20%			2042	**	1-5	\$1,300	
			Other Observation, Extent : Light, Area Affected : 20%						
			Location : 4th Floor Stairway						
			Explanation : 1 Connection Only						

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

Estimates are rounded to the nearest hundred dollars.

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

*** 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 : OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)
Address : 125 WEST 127TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0038.000 / 1962 **Yr Built/Renovated** : 1937 / 2009
Area Sq Ft : 132,183 **Project Type** : HUMAN RESOURCES
Date of Survey : 09-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Ph
Block : 1912 **Lot** : 12 **BIN** : 1057904

CAPITAL	FY 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



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

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

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

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

Asset # : 1962

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1962

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Macadam	5%	Now	\$5,400	2037	* *	5	\$1,300	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Tunnels Under Courtyard Playground Which House Main Electrical Feeds								
Built-Up (BUR)	5%			2037	* *	10	\$3,800	
Modified Bitumen	90%	Now	\$72,500	2037	* *			
Blisters, Extent : Light, Area Affected : 20%								
Location : Various Locations Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Various Areas On Roof								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Cracks Within Roof Membrane								
Interior								
Floors								
Carpet	5%			2031	\$170,900	3	\$19,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$43,300	
Ceramic Tile	5%	Now	\$27,200	2035	* *	5	\$4,900	
Worn/Eroded, Extent : Severe, Area Affected : 15%								
Location : Shower Rooms 214								
Quarry Tile	5%			2037	* *	5	\$14,800	
Terrazzo	10%			LIFE	* *	5	\$15,500	
Vinyl Tile	55%			2032	\$2,935,900	3	\$40,800	
Wood	10%			2047	* *	5	\$37,100	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$8,100	
Glass: Single Pane	5%			LIFE	* *	5	\$15,200	
Gypsum Board	10%			LIFE	* *	5	\$24,300	
Masonry: Brick	8%	Now	\$120,700	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Water Tank Bulkhead								
Metal: Cage/Fence	2%			LIFE	* *			
Plaster	45%			LIFE	* *	5	\$54,700	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	\$29,700	
Exposed Struc: Concrete	25%			LIFE	* *	5	\$7,700	
Plaster	60%			LIFE	* *	5	\$74,200	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2052	* *			
Iron Picket	80%			2067	* *			
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1962

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

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

Masonry: Granite	10%			LIFE	* *				
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Activity Yard

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

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

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Conduit	100%			2042	* *		1		
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Panelboards

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

Wiring

Thermoplastic	100%			2042	* *		1		
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Motor Controllers

Locally Mounted	90%			2037	* *		5	\$800	
Locally Mounted	10%			2030	\$17,700		5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE	* *		5	\$1,900	
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Lighting

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

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

Asset # : 1962

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

Lighting

Interior Lighting

Fluorescent

80%

2027

\$1,539,600

10

\$97,000

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

Location : Throughout The Building

Fluorescent

15%

2032

\$288,700

10

\$18,200

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

Location : Staircases

HID

2%

2027

\$30,600

10

\$100

Incandescent

1%

2027

\$35,800

2

LED

2%

2040

* *

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

Location : Gymnasium

Egress Lighting

Emergency, Battery

50%

2032

\$108,400

10

\$16,000

Exit, Service

50%

2032

\$27,800

1

Exterior Lighting

HID

10%

2032

\$60,200

10

LED

10%

2040

* *

No Component

80%

Alarm

Security System

No Component

95%

Generic

5%

2032

\$12,100

1

\$2,500

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

Location : Courtyard, Back And Front

Explanation : 4 CCTV Surveillance Cameras Only

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$99,900

1-3

\$24,400

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

Location : Hallways

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

Detectors

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2042

* *

1

Fuel

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

Location : Basement

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

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

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

Asset # : 1962

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1962

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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
Program / Asset # : HRA0043.000 / 1942 **Yr Built/Renovated** : 1987 / 2000
Area Sq Ft : 28,784 **Project Type** : HUMAN RESOURCES
Date of Survey : 17-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 12200 **Lot** : 52 **BIN** : 4264631

CAPITAL	FY 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



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

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

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

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

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

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2042	* *	5	\$800	
	Raceway								
	Conduit	100%			2042	* *	1		
	Panelboards								
	Fused Disc Sw	2%			2040	* *	5		
	Molded Case Bkrs	98%			2040	* *	5	\$700	
	Wiring								
	Thermoplastic	100%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2037	* *	5	\$100	
	Locally Mounted	50%			2030	\$35,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	1%			2032	\$4,200	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	99%			2032	\$414,900	10	\$26,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2032	\$23,600	10	\$3,500	
	Exit, Service	50%			2032	\$6,100	1		
	Exterior Lighting								
	HID	20%			2032	\$26,200	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2037	* *	1	\$5,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Waiting Areas, Offices, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2037	* *	1-3	\$18,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	**	1		
	Conversion Equipment								
	Furnace	75%			2037	**	1	\$10,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 7 Rooftop Package Units							
	Hot Water Boiler	25%			2037	**	1	\$3,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	25%			2040	**	4	\$400	
	No Component	75%							
	Terminal Devices								
	Convactor/Radiator	25%			2030	\$57,500	1	\$2,300	
	No Component	75%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$1,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 7 Units. R-410a							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,000	
	Exhaust Fans								
	Roof	100%	0-2	\$5,500	2037	**	2	\$700	
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$1,700	
	Backflow Preventer								
	Generic	100%			2037	**	1	\$1,800	

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

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

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Print Date : 22-Aug-2023

HUMAN RESOURCES ADMINISTRATION - FY 2024

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

CAPITAL	FY 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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%			LIFE	**	5	\$175,500	
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	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 Infiltration, Extent : Severe, Area Affected : 50%							
		Location : Stairwells And Units							
		Worn/Eroded, Extent : Severe, Area Affected : 90%							
		Location : Stairwells And Units							
	Metal Clad	5%			2042	**	5	\$8,800	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$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	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : All Roofs							
	Skylight, Metal/Glass	5%			2060	**	10	\$5,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Stair Bulkhead Roof							
Interior									
Floors									
	Cast in Place Concrete	15%	4+	\$194,000	LIFE	**	5	\$51,100	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Ceramic Tile	25%	0-2	\$107,200	2037	**	5	\$19,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Bathrooms In Residences							
	Vinyl Tile	10%	0-2	\$21,000	2039	**	3	\$5,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 20%							
		Location : Kitchens In Residences							
	Wood	50%	4+	\$90,700	2049	**	5	\$73,000	
		Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
		Location : Throughout Residences							
		Uneven Surface, Extent : Light, Area Affected : 15%							
		Location : Throughout Residences							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	15%	4+	\$13,400	2043	**	5	\$6,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Basement Corridor Area							
Concrete Masonry Unit	5%			LIFE	**	5	\$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	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout Basement							
	Explanation : Metal Decking							
Gypsum Board	82%			LIFE	**	5-10	\$438,900	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	50%			2054	**			
Chain Link	25%			2044	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Rear Yard							
	Explanation : This Is A Fence On Top Of Concrete Wall Enclosure							
Iron Picket	25%			2054	**			
Retaining Walls								
Cast in Place Concrete	100%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$2,100	2047	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Various Areas At Street Front							
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$1,800	2039	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Front Entrance Steps							
Metal	5%			2044	**	1-3	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Areaways Located At Front Of Building							
	Explanation : Steel Stairs Leading Down Into Areaway							
Activity Yard								
Not Accessible	100%							

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 400 Ampere And One 400 Ampere Main Disconnect Switches								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2044	* *	5	\$1,700	
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2042	* *	5	\$100	
	Molded Case Bkrs	90%			2042	* *	5	\$1,500	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%	4+	\$10,200	LIFE	* *	5	\$900	
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Lighting									
	Interior Lighting								
	LED	100%			2042	* *			
	Egress Lighting								
	Emergency, Battery	50%			2042	* *	10	\$7,700	
	Exit, LED	50%			2069	* *	1		
	Exterior Lighting								
	LED	20%			2042	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$23,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Stairs, Basement, 1st Floor								
	Explanation : High Definition Cameras With Night Vision								
	Door Access System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2029	\$160,600	1-3	\$40,500	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	90%			2047	**	1	\$28,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Of 124 West 127th Street							
		Explanation : 1 Boiler Serves All Four Buildings							
	Hot Water Boiler	7%			2047	**	1	\$2,200	
	Radiant Heater	3%			2034	\$48,600	2	\$900	
Distribution									
	Hot Wtr Piping/Pump	100%			2042	**	4	\$4,700	
Terminal Devices									
	Convactor/Radiator	100%			2039	**	1	\$20,600	
Controls									
	Electrical	100%			2032	\$346,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Split Unit	10%	0-2	\$73,900	2034	\$147,900			
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Courtyard							
	Window/Wall Unit	80%			2029	\$188,700	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$11,300	
	No Component	80%							
	Exhaust Fans								
	No Component	40%							
	Under Construction	60%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	95%			2054	**	1		
	Under Construction	5%							
	HW Heat Exchanger								
	HTHW/HW	100%			2054	**			
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Side Of The Building							
		Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Into the Building							
	Backflow Preventer								
	Generic	100%			2034	\$27,800	1	\$3,900	
Fixtures									
	Generic	100%							

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

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

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

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

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

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

Print Date : 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
Program / Asset # : HRA0069.000 / 4346 **Yr Built/Renovated** : 1931 / 1995
Area Sq Ft : 17,600 **Project Type** : HUMAN RESOURCES
Date of Survey : 15-Mar-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1602 **Lot** : 13 **BIN** : 3043244

CAPITAL	FY 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



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	25%			LIFE	**	5	\$41,900	
	Stucco Cement	75%			2046	**	5	\$40,200	
Windows									
	Aluminum	100%	Now	\$11,200	2049	**	5	\$2,400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%									
Location : Apartments Throughout									
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,800	
	Masonry: Brick	50%			LIFE	**	5	\$2,400	
	Metal Rail	40%			2046	**	5-10	\$35,300	
Roof									
	Modified Bitumen	95%			2038	**	10	\$14,400	
	Skylight, Metal/Glass	5%			2043	**	10	\$2,500	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$6,100	
	Ceramic Tile	5%	0-2	\$15,300	2036	**	5	\$700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Toilets Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Toilets Throughout									
	Quarry Tile	25%	0-2	\$25,000	2038	**	5	\$5,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Throughout 1st Floor									
	Vinyl Tile	10%	Now	\$37,500	2033	\$75,000	3	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Kitchens Throughout									
	Wood	11%	Now	\$53,500	2048	**	5	\$2,900	
Deteriorated Finish, Extent : Light, Area Affected : 50%									
Location : Apartments Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Apartments Throughout									
	Wood	39%			2048	**	5	\$20,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	10%	Now	\$11,700	2042	* *	5	\$1,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Corridor And Toilets Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Corridor And Toilets Throughout							
	Concrete Masonry Unit	5%	Now	\$2,000	LIFE	* *	5	\$400	
		Vertical Cracks, Extent : Light, Area Affected : 10%							
		Location : Basement Boiler Room							
	Gypsum Board	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	20%	Now	\$8,300	LIFE	* *	5	\$3,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Apartments Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 5%							
		Location : Apartments Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	40%			2053	* *			
	Iron Picket	60%			2068	* *			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$1,200	2053	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Along Dekalb							
Retaining Walls									
	Cast in Place Concrete	100%			2068	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2046	* *			
Activity Yard									
	Cast in Place Concrete	40%			2046	* *			
	Pavers/Stone	5%			2042	* *			
	Rubber Matting	55%	4+	\$4,300	2033	\$43,200			
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : West Side Play Yard							

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

Under 600 Volts

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$7,400	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	Raceway								
	Conduit	100%			2033	\$15,800	1		
	Panelboards								
	Fused Disc Sw	10%			2032	\$3,900	5		
	Molded Case Bkrs	90%			2032	\$35,100	5	\$400	
	Wiring								
	Thermoplastic	100%			2033	\$19,400	1		
	Motor Controllers								
	Locally Mounted	100%			2031	\$57,900	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2028	\$78,500	10	\$4,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways, Offices And Basement							
	Fluorescent	70%			2028	\$183,100	10	\$11,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Apartments							
	Egress Lighting								
	Emergency, Battery	50%			2033	\$14,400	10	\$2,100	
	Exit, Service	50%			2033	\$3,700	1		
	Exterior Lighting								
	LED	30%	Now	\$27,600	2043	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : Exterior Lights Are On During Day Time, Lighting Timer Control Is Not Working							
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2033	\$32,300	1	\$6,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Front And Right Side Of The Building							
		Explanation : CCTV Surveillance Cameras							

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

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

Alarm

Fire/Smoke Detection
 Generic, Digital

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

Not in Service, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

Location : Throughout The Building

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

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

Heating

Energy Source
 Natural Gas

100% 2043 * * 1

Conversion Equipment
 Hot Water Boiler

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

On Extended Life, Extent : Light, Area Affected : 100%

Location : Basement

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

Location : Basement

Explanation : 3 Units

Distribution

Hot Wtr Piping/Pump

100% 2041 * * 4 \$1,300

Terminal Devices

Convactor/Radiator

100% 2038 * * 1 \$5,700

Controls

Electrical

100% 2026 \$95,600

Air Conditioning

Energy Source
 Electricity

100% 2041 * * 1

Conversion Equipment
 Window/Wall Unit

100% 2028 \$65,100 1

Ventilation

Distribution

Ductwork/Diffusers

20% LIFE * * 2-5 \$2,000

No Component

80%

Exhaust Fans

Roof

20% Now \$1,300 2028 \$6,700 2 \$100

Broken, Extent : Severe, Area Affected : 25%

Location : 1 Of 4 Units On The Roof

No Component

80%

Plumbing

H/C Water Piping
 Brass/Copper

100% 2043 * * 1

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$33,400	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units - 75 Gallons Each.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$500	2028	\$500	4	\$400	
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
	Fixtures								
	Generic	100%							

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** 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
Program / Asset # : HRA0068.000 / 4345 **Yr Built/Renovated** : 1930 / 2004
Area Sq Ft : 25,564 **Project Type** : HUMAN RESOURCES
Date of Survey : 25-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3755 **Lot** : 22 **BIN** : 3084088

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$633,500	LIFE	**	5	\$26,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : North And East Facades</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Street Facades</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : At Corners</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Fire Escape Throughout</i>							
	<i>Explanation : Rusting</i>							
Masonry: Limestone	5%	Now	\$14,400	LIFE	**	5	\$1,400	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : At Main Entrance</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : At Window Sills And Decorative Banding</i>							
Metal, Corrugated	2%			2053	**	1		
Stucco Cement	23%	Now	\$95,400	2038	**	5	\$10,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Interior Courtyard And Rear Facade</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Interior Courtyard And Rear Facade</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Interior Courtyard And Rear Facade</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Interior Courtyard Into Apartments</i>							

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING - NEW HOPE
Asset # : 4345

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%	Now	\$195,700	2043		* *		
	Alligatoring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Blisters, Extent : Severe, Area Affected : 25%							
	Location : Throughout Roof Surface							
	Seams Open/Split, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 35%							
	Location : Throughout. Water Leaking Into Top Floor Apartments							
Skylight, Metal/Glass	5%			2053		* *	10	\$3,200
Soffits								
Cast in Place Concrete	100%			LIFE		* *	5	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE		* *	5	\$4,200
Ceramic Tile	5%			2036		* *	5	\$1,900
Quarry Tile	20%			2038		* *	5	\$11,600
Sheet Vinyl/Rubber	5%	Now	\$12,400	2033	\$124,000		5	\$1,500
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Bathrooms							
Vinyl Tile	20%			2033	\$209,300		3	\$2,900
Wood	45%	0-2	\$101,700	2048		* *	5	\$16,400
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
	Location : Various Apartments							
	Loose Units, Extent : Moderate, Area Affected : 5%							
	Location : Various Apartments							

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

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

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

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

Site Pavements

Public Sidewalk

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

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

Location : Throughout

Activity Yard

Asphalt 50% Now \$900 2042 * *

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

Location : Throughout

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

Ponding, Extent : Moderate, Area Affected : 20%

Location : Throughout

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

Location : Throughout

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

Under 600 Volts

Service Equipment

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

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

Location : Electrical Room

Explanation : Main Service Disconnect Rated At 600 Amperes.

Switchgear / Switchboard

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

Raceway

Conduit 100% 2043 * * 1

Panelboards

Fused Disc Sw 5% 2041 * * 5

Molded Case Bkrs 95% 2041 * * 5 \$600

Wiring

Thermoplastic 100% 2043 * * 1

Motor Controllers

Locally Mounted 100% 2038 * * 5 \$200

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$400

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	50%			2033	\$189,900	10	\$11,700	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps							
	Fluorescent	40%			2033	\$152,000	10	\$9,400	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Apartment Units Explanation : Compact Flourescent Light							
	Fluorescent	5%			2028	\$19,000	10	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : T-12 Lamps							
	LED	5%			2038	* *			
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								
	Generic	100%			2033	\$46,900	1	\$9,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways And Outside Perimeter Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2033	\$64,400	1-3	\$15,800	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

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

Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	15%	0-2	\$39,800	2053	* *	1	\$1,700	
		Malfunctioning, Extent : Moderate, Area Affected : 25%							
		Location : Unit No.1							
		Not Energy Efficient, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 4 Multiple Units							
	Hot Water Boiler	85%			2038	* *	1	\$10,700	
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$1,100	2041	* *	4	\$100	
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : 1 Circulating Pump, Basement							
	Hot Wtr Piping/Pump	90%			2041	* *	4	\$1,700	
Terminal Devices									
	Convactor/Radiator	100%			2031	\$204,200	1	\$8,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2028	\$18,900	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,900	
	No Component	80%							
	Exhaust Fans								
	Roof	20%	Now	\$1,000	2028	\$9,700	2	\$100	
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	0-2	\$9,600	2043	* *	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Water Main, Basement							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Under Size Circulation Pump							
	Brass/Copper	90%			2043	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	0-2	\$3,300	2028	\$16,700	2		
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location : Leaking. The Storage Tank							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : 1 Tankless Unit With One 100 Gallon Tank							
Sanitary Piping								
Cast Iron	30%	Now	\$1,900	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
	Location : Boiler Room In Basement							
Cast Iron	70%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	0-2	\$800	2028	\$800	4	\$500	
	Unit Inoperable, Extent : Severe, Area Affected : 100%							
	Location : Basement							
Sewage Ejector(s)								
Electric	100%			2033	\$13,100	4	\$1,500	
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Basement							
	Explanation : 1 Out Of 2 Pump Is Under Repairing							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2033	\$17,300	1-2	\$400	

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Print Date : 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
Program / Asset # : HRA0072.000 / 4349 **Yr Built/Renovated** : 1920 / 1995
Area Sq Ft : 18,576 **Project Type** : HUMAN RESOURCES
Date of Survey : 02-Feb-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1735 **Lot** : 28 **BIN** : 1053913

CAPITAL	FY 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

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$16,300	\$23,500		
Interior Architecture	\$98,900		\$8,300	\$1,400
Electrical	\$65,400	\$1,700	\$1,800	\$2,300
Mechanical	\$1,900	\$2,200	\$1,900	\$1,700
Site Enclosure	\$800			
Site Pavements	\$300			
Total	\$183,600	\$27,400	\$12,100	\$5,400
Importance Code A	\$16,300	\$24,400	\$900	\$900
Importance Code B	\$148,500	\$3,000	\$9,900	\$4,500
Importance Code C	\$18,800		\$1,200	
Total	\$183,600	\$27,400	\$12,100	\$5,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	30%			LIFE	**	5	\$16,100	
	Stucco Cement	70%			2051	**	5	\$47,000	
Windows									
	Aluminum	90%			2042	**	5		
	Metal Clad	10%			2042	**	5		
Parapets									
	Masonry: Brick	100%			LIFE	**	5-10	\$9,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Side Of Parapet Wall								
	Explanation : New Stucco Finish								
Roof									
	Modified Bitumen	95%			2042	**	10	\$10,900	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Parapet Wall								
	Skylight, Metal/Glass	5%			2054	**	10	\$1,900	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$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	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Residences								
Interior Walls									
	Ceramic Tile	10%			2037	**	5	\$2,500	
	Concrete Masonry Unit	15%			LIFE	**	5	\$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	
	Exposed Struc: Steel	10%			LIFE	**	10	\$5,400	
	Gypsum Board	50%			LIFE	**	5-10	\$46,400	
	Plaster	25%			LIFE	**	5-10	\$11,600	
Site Enclosure									
Fence/Gates									
	Chain Link	80%			2044	**			
	Iron Picket	20%			2054	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2054	**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	90%			2054	**			
	Masonry: Fieldstone	10%	Now	\$800	2044	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Stone Cracks Under Entrance To 11 West 136th Street								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2039	**			
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$300	2047	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Underside Of Front Entrance Steps Building 11								
	Activity Yard								
	Cast in Place Concrete	100%			2047	**			
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$7,400	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Four Main Service Switches One Rated At 600 Amperes, Two Rated At 200 Amperes And One Rated At 100 Amperes.								
	Raceway								
	Conduit	100%			2034	\$15,800	1		
	Panelboards								
	Fused Disc Sw	10%			2033	\$3,900	5		
	Molded Case Bkrs	90%			2033	\$35,100	5	\$400	
	Wiring								
	Thermoplastic	100%			2034	\$19,400	1		
	Motor Controllers								
	Locally Mounted	100%			2032	\$57,900	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	**	5	\$300	
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Water Meter Room								
Lighting									
	Interior Lighting								
	Fluorescent	20%			2034	\$55,200	10	\$3,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Incandescent	50%			2029	\$152,700	2	\$200	
	LED	30%			2042	**			

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TRANSITIONAL HOUSING-HELP HAVEN
Asset # : 4349

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	90%			2039	* *	1	\$5,400	
	Fan Coil Unit/Heat	10%			2034	\$45,000	1	\$600	
	Controls								
	Electrical	100%	0-2	\$50,400	2029	\$100,900			
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor. Only One Thermostat Controls The Two Building								
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2032	\$55,000	1		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$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 Pump w/Tank, Extent : Moderate, Area Affected : 100%								
	Location : Basement. Broken Booster Pumps								
	Broken, Extent : Moderate, Area Affected : 100%								
	Location : Basement. Broken Booster Pumps								
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$50,000	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Two 110 Gallon Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
	Location : Basement. Sewage Back Up At Basement During Heavy Rain								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Side Of Building								
	Explanation : Roof Scuppers Are Galvanized Steel Leader To Cast Iron Piping Into The Building.								
	Backflow Preventer								
	Generic	100%			2034	\$8,100	1	\$1,100	

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

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

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

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

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

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

Print Date : 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
Program / Asset # : HRA0070.000 / 4347 **Yr Built/Renovated** : 1925 / 1992
Area Sq Ft : 57,630 **Project Type** : HUMAN RESOURCES
Date of Survey : 16-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,6
Block : 2758 **Lot** : 36 **BIN** : 2006311

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	
Total	\$182,500	\$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.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	4+	\$42,300	LIFE	**	5	\$10,500	
Rusting Masonry Supt, Extent : Severe, Area Affected : 20%								
Location : Window Lintels At 1st To 5th Floors								
Masonry: Fieldstone	5%			LIFE	**	5	\$2,000	
Pre-Cast Concrete	5%	Now	\$37,300	LIFE	**	5	\$8,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Decorative Banding At Street Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Window Sills. Street Facade								
Stucco Cement	70%			2046	**	5	\$92,100	
Windows								
Aluminum	100%	Now	\$585,700	2049	**	5	\$12,600	1
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : North And East Facade Windows								
Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : North And East Facade Windows								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Throughout Building And Office								
Parapets								
Masonry: Brick	35%			LIFE	**	5		
Pre-Cast Concrete	10%			LIFE	**	5		
Stucco Cement	55%			2046	**	5		
Roof								
Modified Bitumen	95%			2038	**	10	\$400	
Skylight, Metal/Glass	5%			2053	**	10	\$100	
Soffits								
Stucco Cement	100%			2046	**	5	\$200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,600	
Ceramic Tile	10%			2036	**	5	\$7,600	
Quarry Tile	20%	Now	\$54,700	2046	**	5	\$11,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : 1st Floor Hallways								
Vinyl Tile	15%	Now	\$15,400	2038	**	3	\$4,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : 1st Floor Rooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Rooms								
Wood	45%			2048	**	5	\$64,200	
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Offices								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$5,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,600	
Glass: Single Pane	1%			LIFE	**	5	\$900	
Gypsum Board	69%	Now	\$54,800	LIFE	**	5	\$48,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : 1st Floor Storage Area								
Masonry: Brick	5%	Now	\$108,000	LIFE	**			
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Plaster	10%			LIFE	**	5	\$3,500	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	**	5	\$1,200	
Gypsum Board	70%	Now	\$18,200	LIFE	**	5	\$66,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Office Area At Light Fixture								
Gypsum Board	10%	Now	\$6,500	LIFE	**	5	\$9,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor And 6th Floor Apartment								
Plaster	10%			LIFE	**	5	\$4,800	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2053	**			
Iron Picket	10%			2068	**			
Retaining Walls								
Cast in Place Concrete	8%			2053	**			
Concrete Masonry Unit	32%	Now	\$5,600	2043	**			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : East Wall In Rear Yard								
Explanation : Deteriorated Mortar Joints								
Masonry: Fieldstone	60%			2043	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$7,100	2038	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Entry Steps								

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three Main Service Switches Rated At 400 Amperes Each							
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2043	* *	5	\$100	
	Molded Case Bkrs	50%			2043	* *	5	\$800	
	Raceway								
	Conduit	100%			2043	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2041	* *	5	\$1,500	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2038	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Gasoline Meter Room							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2033	\$513,800	10	\$31,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	LED	40%			2041	* *			
	Egress Lighting								
	Emergency, Battery	50%			2033	\$47,200	10	\$7,000	
	Exit, Battery	50%			2033	\$39,900	10	\$1,900	
	Exterior Lighting								
	HID	5%			2033	\$13,100	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Controlled Via Photocell							
	LED	15%			2041	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : LED Light Fixtures							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2033	\$105,700	1	\$21,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Interior And Exterior							
		Explanation : Surveillance Cameras System							

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

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

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2041

* *

1-3

\$35,500

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

Heating

Energy Source

Natural Gas

100%

2043

* *

1

Conversion Equipment

Steam Boiler

100%

2038

* *

1

\$57,100

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

Distribution

Steam Piping/Pump

100%

2043

* *

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

Terminal Devices

Convactor/Radiator

100%

2038

* *

1

\$18,600

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

Conversion Equipment

Window/Wall Unit

70%

2028

\$149,300

1

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$32,100

Exhaust Fans

Roof

100%

2033

\$109,200

2

\$1,800

Plumbing

H/C Water Piping

Brass/Copper

100%

Now

\$36,100

2043

* *

1

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

HW Heat Exchanger

Steam Fired

100%

2043

* *

4

\$5,700

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

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

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

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** 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
Program / Asset # : HRA0071.000 / 4348 **Yr Built/Renovated** : 1906 / 1992
Area Sq Ft : 27,720 **Project Type** : HUMAN RESOURCES
Date of Survey : 16-May-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 2758 **Lot** : 6 **BIN** : 2006302

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%			LIFE	**	5	\$22,500	
	Masonry: Fieldstone	12%			LIFE	**	5	\$8,100	
	Slate Panels	3%	Now	\$61,400	LIFE	**	5	\$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Window Sills									
Cracking/Crumbling, Extent : Severe, Area Affected : 75%									
Location : Window Sills									
	Stucco Cement	60%			2047	**	5	\$67,500	
Windows									
	Aluminum	90%	Now	\$9,500	2033	\$476,800	5	\$5,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 2%									
Location : Room 2C									
	Aluminum	10%			2033	\$60,900	5	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : First Floor									
Explanation : Window Guards									
Parapets									
	Metal: Cage/Fence	10%			2047	**	5-10	\$5,700	
	Stucco Cement	90%			2047	**	5	\$17,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parapet Walls									
Explanation : Installed Over Brick Walls									
Roof									
	Modified Bitumen	95%			2039	**	10	\$14,400	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Roof									
	Skylight, Metal/Glass	5%			2054	**	10	\$2,500	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$18,100	
	Ceramic Tile	10%			2030	\$227,700	5	\$4,100	
	Quarry Tile	20%			2039	**	5	\$12,400	
	Vinyl Tile	10%	0-2	\$22,300	2034	\$111,500	3	\$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Wood	45%	Now	\$216,700	2049	**	5	\$17,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Wood	5%			2069	**	5	\$3,900	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : 1st Floor									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls	Ceramic Tile	5%	4+	\$12,100	2037	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	10%	4+	\$8,300	LIFE	**	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Gypsum Board		75%	4+	\$9,200	LIFE	**	5	\$20,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Plaster		10%	Now	\$5,300	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Bulkheads							
Ceilings									
AcousTileSusp.Lay-In		5%			2039	**	5	\$2,100	
		Recent Installation, Extent : N/A, Area Affected : 5%							
		Location : Basement							
Gypsum Board		80%			LIFE	**	5-10	\$113,700	
	Plaster	15%			LIFE	**	5-10	\$10,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2044	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			
Activity Yard									
	Rubber Matting	100%			2039	**			

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2042	**	5	\$700	
Wiring									
	Thermoplastic	100%			2044	**	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$800	
Lighting									
Interior Lighting									
	Fluorescent	75%			2034	\$308,900	10	\$19,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	25%			2042	**			
Egress Lighting									
	Emergency, Battery	50%			2034	\$22,700	10	\$3,300	
	Exit, Battery	50%			2034	\$19,200	10	\$900	
Exterior Lighting									
	LED	30%			2042	**			
	No Component	70%							
Alarm									
Security System									
	Generic	100%	Now	\$15,200	2039	**	1	\$9,300	
Malfunctioning, Extent : Moderate, Area Affected : 30%									
Location : Throughout The Building									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$69,800	1-3	\$17,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Central Control Panel, Alarm Bells, Smoke Detection.									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2051	* *	1	\$27,500	
	Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
	Location : Boiler Room - Boiler With Built-in Domestic Water Heat Exchanger								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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