

Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

**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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$4,059,200	
Interior Architecture	\$1,789,500	\$67,600
Electrical		\$1,962,700
Mechanical	\$2,040,300	\$3,113,100
Site Pavements	\$103,800	
<b>Total</b>	<b>\$7,992,800</b>	<b>\$5,143,300</b>
Importance Code A	\$5,026,900	
Importance Code B	\$2,965,900	\$5,143,300
<b>Total</b>	<b>\$7,992,800</b>	<b>\$5,143,300</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$75,500			
Interior Architecture	\$75,100		\$25,000	\$5,400
Electrical	\$31,000	\$1,600	\$2,600	\$3,700
Mechanical	\$57,800	\$27,600	\$39,900	\$24,900
Site Enclosure	\$4,200			
Site Pavements	\$12,700			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$262,100</b>	<b>\$35,100</b>	<b>\$73,500</b>	<b>\$39,900</b>
Importance Code A	\$75,500	\$14,300	\$14,300	\$14,300
Importance Code B	\$162,700	\$20,800	\$59,200	\$25,500
Importance Code C	\$23,900			
<b>Total</b>	<b>\$262,100</b>	<b>\$35,100</b>	<b>\$73,500</b>	<b>\$39,900</b>



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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE		**	5	\$19,900
		<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>							
		<i>Location : North And South Sides</i>							
	Cast Stone/Terra Cotta	5%			LIFE		**	5	\$31,100
	Masonry: Brick	45%	Now	\$59,700	LIFE		**	5	\$17,900
		<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Throughout</i>							
	Masonry: Limestone	5%			LIFE		**	5	\$3,000
	Stucco Cement	40%	Now	\$102,000	2045		**	5	\$19,900
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : East And West Sides</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : East And West Sides</i>							
<b>Windows</b>									
	Aluminum	98%	Now	\$1,830,200	2057		**	5	\$19,800
		<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
	Metal Louvers	2%	Now	\$26,600	2047		**		
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
<b>Parapets</b>									
	Cast Stone/Terra Cotta	10%	2-4	\$535,300	LIFE		**	5	\$29,500
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
	Masonry: Brick	45%	2-4	\$21,900	LIFE		**	5	\$17,200
		<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>							
		<i>Location : At Clay Tile Coping</i>							
	Stucco Cement	40%	Now	\$87,000	2037		**	5	\$19,700
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout Lower And Upper Roofs</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout Lower And Upper Roofs</i>							
	No Component	5%							

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<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Exterior									
Roof	Modified Bitumen	60%	Now	\$915,100	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	\$457,500	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	\$72,500	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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<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Interior</b>									
<b>Floors</b>									
	Cast in Place Concrete	10%	Now	\$12,400	LIFE	**	5	\$47,300	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout Basement</i>							
	Ceramic Tile	12%	0-2	\$222,300	2035	**	5	\$13,000	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout</i>							
	Marble Panels	5%	4+	\$17,300	LIFE	**	5	\$8,100	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Fulton Lobby</i>							
	Quarry Tile	5%	4+	\$343,400	2052	**	5	\$8,100	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Kitchen</i>							
		<i>Worn/Eroded, Extent : Light, Area Affected : 100% Location : Kitchen</i>							
	Terrazzo	1%	4+	\$5,600	LIFE	**	5	\$1,700	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Lobby</i>							
	Vinyl Tile	20%	Now	\$406,300	2042	**	3	\$16,200	
		<i>Uneven Substrate, Extent : Moderate, Area Affected : 50% Location : Fourth Floor Corridor Near Room 408, 5th Floor Corridor</i>							
	Vinyl Tile	40%			2037	**	3	\$32,400	
	Wood	7%			2060	**	5	\$28,400	

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<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Interior</b>									
Interior Walls									
	Cast in Place Concrete	5%	2-4	\$3,200	LIFE		**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout Basement And Lower Level</i>							
		<i>Water Penetration, Extent : Severe, Area Affected : 5% Location : Basement Electrical Room And Throughout</i>							
	Ceramic Tile	10%	Now	\$2,800	2035		**	5	\$500
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Stairs</i>							
	Fiberglass Panel	2%			LIFE		**	10	
	Gypsum Board	28%	2-4	\$1,200	LIFE		**	5	\$1,500
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout</i>							
	Masonry: Brick	2%			LIFE		**	10	\$100
	Marble Panels	3%	2-4	\$2,400	LIFE		**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout</i>							
	Plaster	50%	Now	\$12,100	LIFE		**	5	\$1,400
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout, Below Cafeteria, Auditorium Stage Left, 4th Floor Offices</i>							
		<i>Paint Peeling, Extent : Moderate, Area Affected : 25% Location : Throughout, Below Cafeteria, Auditorium Stage Left, 4th Floor Offices</i>							
<b>Ceilings</b>									
	AcousTileSusp.Lay-In	25%	0-2	\$193,300	2045		**	5	\$27,000
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100% Location : Throughout, 4th Floor, Cafeteria</i>							
	Exposed Struc: Concrete	10%	2-4	\$153,800	LIFE		**	5	\$3,400
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout</i>							
	Gypsum Board	15%	Now	\$18,100	LIFE		**	5	\$40,500
		<i>Water Penetration, Extent : Severe, Area Affected : 5% Location : Room 500 Closet</i>							
	Plaster	50%	Now	\$470,400	LIFE		**	5	\$67,600
		<i>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</i>							
		<i>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</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 2% Location : Auditorium Stage Right</i>							
		<i>Explanation : Steel Support For Light Severely Corroded</i>							

Site Enclosure

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<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Site Enclosure	Fence/Gates								
	Chain Link	95%			2052		*	*	
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 35%</i>							
		<i>Location : Playground Fence</i>							
	Iron Picket	5%			2067		*	*	
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>							
		<i>Location : Herkimer Street</i>							
Retaining Walls									
	Cast in Place Concrete	95%	Now	\$4,200	2052		*	*	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>							
		<i>Location : Around Play Yard</i>							
	Masonry: Brick	5%			2042		*	*	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	50%	Now	\$51,900	2037		*	*	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Fulton Street</i>							
	Cast in Place Concrete	50%	Now	\$51,900	2037		*	*	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : By Dumpster Southeast Corner Of Lot</i>							
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Near Corner Of Howard Avenue</i>							
On-Site Walkways									
	Cast in Place Concrete	100%			2037		*	*	
Parking/Driveway									
	Cast in Place Concrete	100%	0-2	\$2,200	2045		*	*	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : At Dumpster On Herkimer</i>							
Activity Yard									
	Asphalt	100%	4+	\$10,500	2035		*	*	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
		<i>Location : Playground</i>							

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$46,400	5		\$600
		<i>Suspect Water Damage, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Electrical Room</i>							
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Electrical Room</i>							
		<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>							

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<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
<b>Under 600 Volts</b>									
Switchgear / Switchboard									
Fused Disc Sw		80%			2032	\$194,400	5	\$500	
Fused Disc Sw		20%			2052	**	5	\$100	
Raceway									
Conduit		90%			2032	\$246,100	1		
Conduit		10%			2042	**	1		
Panelboards									
Fused Disc Sw		10%			2031	\$24,800	5	\$300	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 5th Floor Mechanical Room</i>									
Molded Case Bkrs		70%			2031	\$173,400	5	\$2,700	
Molded Case Bkrs		20%			2040	**	5	\$800	
Wiring									
Braided Cloth		40%			2031	\$153,500	1		
Thermoplastic		60%			2042	**	1		
Motor Controllers									
Locally Mounted		100%			2030	\$137,200	5	\$1,000	
<b>Ground</b>									
Grounding Devices									
Generic		100%			LIFE	**	5	\$4,200	
<b>Lighting</b>									
Interior Lighting									
Fluorescent		20%			2027	\$70,400	10	\$26,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Fluorescent		50%			2032	\$176,100	10	\$66,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Incandescent		20%			2027	\$354,700	2	\$600	
LED		10%			2037	**			
Egress Lighting									
Emergency, Battery		50%			2037	**	10	\$17,400	
Exit, Service		25%			2027	\$10,800	1		
Exit, Battery		25%			2037	**	10	\$2,400	
Exterior Lighting									
HID		10%			2027	\$60,200	10		
No Component		90%							
<b>Alarm</b>									
Fire/Smoke Detection									
No Component		80%							
Generic, Analog		20%			2027	\$330,400	1-3	\$18,300	

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

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<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Energy Source	Fuel Oil No 2	100%		2042		**	5	\$44,800	
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>									
<i>Location : Basement</i>									
<i>Explanation : Two Oil Fuel Tanks. 7500 Gallons Each. Only One Of The Two Oil Fuel Tanks Is Used.</i>									
<b>Conversion Equipment</b>									
Steam Boiler		100%	Now	\$967,700	2052	**	1	\$128,800	1
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Three Boilers Are Not Working, Decommissioned About 10 Years Ago. A Temporary Boiler Provides Steam To The Building.</i>									
<b>Distribution</b>									
Steam Piping/Pump		100%	Now	\$198,400	2032	\$661,200			
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Basement</i>									
<i>Explanation : Defective Steam Condensate Return Pump.</i>									
<b>Terminal Devices</b>									
Air Handler		10%			2027	\$210,300	1	\$8,900	
Convector/Radiator		80%			2030	\$640,400	1	\$37,300	
Fan Coil Unit/Heat		8%			2027	\$179,200	1	\$3,700	
Unit Heater - Steam		2%			2027	\$10,700	4	\$400	
<b>Air Conditioning</b>									
Energy Source	Electricity	100%			2040	**	1		
<b>Conversion Equipment</b>									
Interior Pkg Unit - Cooling		5%			2026	\$279,500	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>									
<i>Location : Lower Level</i>									
<i>Other Observation, Extent : N/A, Area Affected : 5%</i>									
<i>Location : Lower Level</i>									
<i>Explanation : 1 Unit</i>									
Split Unit		25%			2037	**			
Window/Wall Unit		70%			2027	\$218,100	1		
<b>Ventilation</b>									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$127,500	
<i>Needs Cleaning, Extent : Severe, Area Affected : 90%</i>									
<i>Location : Throughout The Building</i>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ventilation	Exhaust Fans								
	Interior	95%	0-2	\$505,400	2042	**	2	\$3,400	
		<i>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.</i>							
	Roof	5%			2032	\$12,400	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 5% Location : Roof A Explanation : Exhaust Fans On The Roof Are For Kitchen Only</i>							
Plumbing	H/C Water Piping								
	Brass/Copper	100%			2032	\$1,114,600	1		
	Water Heater								
	Electric	2%			2025	\$2,600	4		
		<i>Abandoned in Place, Extent : Light, Area Affected : 2% Location : 5th Floor Girls Bathroom, Room 554 Next To Boys Bathroom.</i>							
	Gas Fired	98%	Now	\$89,400	2032	\$89,400	2	\$1,600	
		<i>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.</i>							
	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	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Lobby To 5th Floor Explanation : One Unit</i>							
Fire Suppression	Standpipe								
	Generic	100%			2042	**	1-5	\$72,800	
	Sprinkler								
	No Component	98%							
	Generic	2%			2032	\$29,300	1-2	\$800	

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

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Fire Suppression	Fire Pump								
	Generic	100%			2035		* *	1	\$27,000
<hr/>									
Chemical System	No Component	97%							
	Generic	3%	Now	\$100	2027	\$900	1-3		\$100
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Kitchen Not In Use So System Not Tested</i>									
<hr/>									

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Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

**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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>		
Exterior Architecture	\$286,000	\$181,800		
Interior Architecture	\$76,200	\$369,000		
Electrical		\$549,900		
Mechanical		\$621,500		
Site Pavements	\$425,400			
<b>Total</b>	<b>\$787,700</b>	<b>\$1,722,200</b>		
Importance Code A	\$286,000	\$476,300		
Importance Code B	\$248,200	\$1,194,600		
Importance Code C	\$253,400	\$51,200		
<b>Total</b>	<b>\$787,700</b>	<b>\$1,722,200</b>		
<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$157,300			
Interior Architecture	\$205,900		\$500	\$4,200
Electrical	\$65,700	\$1,000	\$1,200	\$1,700
Mechanical	\$24,200	\$6,700	\$15,100	\$4,700
Site Enclosure	\$10,700			
Site Pavements	\$43,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$511,400</b>	<b>\$11,700</b>	<b>\$20,700</b>	<b>\$14,600</b>
Importance Code A	\$159,200	\$1,800	\$1,800	\$1,800
Importance Code B	\$217,600	\$9,800	\$18,900	\$12,800
Importance Code C	\$134,600			
<b>Total</b>	<b>\$511,400</b>	<b>\$11,700</b>	<b>\$20,700</b>	<b>\$14,600</b>



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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls									
Cast in Place Concrete		17%	Now	\$81,900	LIFE	**	5	\$65,700	1
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Throughout, Lintels</i>							
Concrete Masonry Unit		58%	0-2	\$204,100	LIFE	**	5	\$28,000	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
		<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : North Façade</i>							
Masonry: Limestone		5%	0-2	\$46,700	LIFE	**	5	\$2,900	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
Window Wall		20%		2042		**	5	\$58,000	
		<i>Glazing Clouded, Extent : Light, Area Affected : 80%</i>							
		<i>Location : Main Lobby</i>							
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
		<i>Location : Main Lobby</i>							
		<i>Explanation : Glazing Has Been Painted</i>							
<b>Windows</b>									
Aluminum		100%	0-2	\$49,700	2040	**	5	\$5,400	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
<b>Parapets</b>									
Cast Stone/Terra Cotta		5%	Now	\$8,300	LIFE	**	5	\$2,300	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
Concrete Masonry Unit		20%	0-2	\$3,400	LIFE	**	5	\$1,300	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
Metal Rail		75%	Now	\$13,100	2037	**	5	\$31,500	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : South Side Of Roof</i>							
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
<b>Roof</b>									
Roll Roofing		100%			2028	\$116,000	5	\$42,400	
<b>Soffits</b>									
Cast in Place Concrete		100%			LIFE	**	5	\$29,900	

Interior

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Interior</b>									
Floors									
	Carpet	2%			2031	\$15,100	3	\$1,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$23,500	
	Ceramic Tile	5%	4+	\$2,900	2035	**	5	\$1,300	
	<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
	<i>Location : Toilets Throughout</i>								
	Terrazzo	20%	0-2	\$11,000	LIFE	**	5	\$8,400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
	<i>Location : Rear Vestibule</i>								
	Vinyl Tile	63%	0-2	\$15,900	2032	\$317,800	3	\$12,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Throughout</i>								
<b>Interior Walls</b>									
	Ceramic Tile	15%	4+	\$35,500	2035	**	5	\$11,600	
	<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
	<i>Location : Toilets Throughout</i>								
	Concrete Masonry Unit	20%	Now	\$76,200	LIFE	**	5	\$12,400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
	<i>Location : Throughout</i>								
	Glass: Single Pane	5%			LIFE	**	5	\$11,600	
	Gypsum Board	55%	0-2	\$39,100	LIFE	**	5	\$51,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Throughout</i>								
	Metal Panel	5%			LIFE	**	10	\$3,500	
<b>Ceilings</b>									
	AcousTileConcealSpLn	32%	Now	\$30,700	2037	**	5	\$10,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
	<i>Location : Throughout</i>								
	AcousTileConcealSpLn	8%			2037	**	5	\$5,400	
	AcousTileSusp.Lay-In	15%	Now	\$14,400	2037	**	5	\$4,000	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Third Floor Offices</i>								
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Third Floor Offices</i>								
	Exposed Struc: Concrete	30%			LIFE	**	5-10	\$20,100	
	Gypsum Board	15%			LIFE	**	5-10	\$27,700	
<b>Site Enclosure</b>									
Fence/Gates									
	Chain Link	30%	0-2	\$7,000	2062	**			
	<i>Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : Throughout</i>								
	Iron Picket	70%			2067	**			
	Free Standing Walls								
	Cast in Place Concrete	100%			2052	**			

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Site Enclosure</b>									
Retaining Walls	Cast in Place Concrete	100%	Now	\$3,700	2052		*	*	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Rear Yard</i>									
<b>Site Pavements</b>									
Public Sidewalk	Cast in Place Concrete	50%			2045		*	*	
Under Construction		50%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location : Along Amboy Street</i>									
<i>Explanation : Gas Line Being Installed Below Sidewalk</i>									
<b>On-Site Walkways</b>									
Cast in Place Concrete		50%	Now	\$96,300	2052		*	*	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Front And Rear Yard</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Front And Rear Yard</i>									
Pavers/Stone		50%	Now	\$80,900	2035		*	*	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Front And Rear Yard</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Front And Rear Yard</i>									
<b>Parking/Driveway</b>									
Asphalt		100%	Now	\$43,700	2035		*	*	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : West Side Of Lot</i>									
<b>Activity Yard</b>									
Pavers/Stone		100%	Now	\$248,200	2047		*	*	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Rear Of Building</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Rear Of Building</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Rear Of Building</i>									

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

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**  
**BROWNSVILLE MULTI SERVICE CTR.**  
**Asset # : 1953**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
Service Equipment	Molded Case Bkrs	100%			2032	\$9,200	5	\$1,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Rating Available</i>									
Switchgear / Switchboard	Molded Case Bkrs	100%			2032	\$108,000	5	\$1,000	
Raceway	Conduit	100%			2032	\$58,100	1		
Panelboards	Molded Case Bkrs	100%			2031	\$82,600	5	\$1,000	
Wiring	Thermoplastic	100%			2032	\$73,500	1		
Motor Controllers	Locally Mounted	100%			2030	\$50,100	5	\$200	
<b>Ground</b>									
Grounding Devices	Generic	100%			LIFE		** 5	\$1,100	
<b>Lighting</b>									
Interior Lighting	Fluorescent	80%			2027	\$72,000	10	\$27,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
HID		15%			2027	\$9,800	10	\$200	
Incandescent		5%			2027	\$22,700	2		
Egress Lighting									
Emergency, Battery		50%			2032	\$27,500	10	\$4,500	
Exit, Service		50%			2027	\$5,500	1		
Exterior Lighting									
HID		4%			2032	\$6,200	10		
Incandescent		6%			2027	\$7,800	2		
No Component		90%							
<b>Alarm</b>									
Security System	No Component	70%							
Generic		30%	Now	\$37,000	2042		** 1	\$3,700	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
<i>Not in Service, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : CCTV Surveillance System</i>									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	5%			2027	\$21,100	1-3		\$1,200
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Smoke Detection System</i>							
Generic, Digital	25%			2032	\$105,600	1-3		\$5,900
<hr/>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2042		**	1	
Conversion Equipment								
Hot Water Boiler	100%			2030	\$294,600	1		\$18,300
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 12 Multiple Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2040		**	4	\$2,700
Terminal Devices								
Convector/Radiator	100%			2030	\$204,600	1		\$11,900
Air Conditioning								
Energy Source								
Electricity	100%			2040		**	1	
Conversion Equipment								
Reciprocating	50%			2042		**	1	\$8,600
	<i>Abandoned in Place, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Compr/Chiller								
Window/Wall Unit	50%			2027	\$39,800	1		
Heat Rejection								
Water Cooling Tower	100%			2037		**	2	\$37,200
	<i>Abandoned in Place, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Roof</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE		**	2-5	\$32,600
Exhaust Fans								
Interior	90%			2027	\$122,400	2		\$1,000
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Fan Coil Unit In Basement Repurposed To Be A Ventilation Fan</i>							
Roof	10%			2032	\$6,300	2		\$100
Plumbing								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>									
H/C Water Piping	Brass/Copper	100%			2042	**	1		
<i>Water Heater</i>									
Gas Fired		100%			2030	\$23,300	2		\$500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : One 75 Gallon Tank</i>									
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)	Non-Submersible	100%			2032	\$5,800	4		\$1,200
Fixtures	Generic	100%							
<b>Vertical Transport</b>									
Elevators	Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement To 3rd Floor</i>									
<i>Explanation : 1 Unit</i>									
Fire Suppression	Standpipe	100%			2042	**	1-5		\$18,600
	Generic								

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Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

**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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>		
Exterior Architecture	\$923,400	\$52,600		
Interior Architecture	\$334,400			
Electrical	\$57,600	\$613,000		
Mechanical	\$72,500	\$629,200		
Site Enclosure	\$52,500			
<b>Total</b>	<b>\$1,440,500</b>	<b>\$1,294,700</b>		
Importance Code A	\$995,900	\$52,600		
Importance Code B	\$327,000	\$1,242,100		
Importance Code C	\$117,500			
<b>Total</b>	<b>\$1,440,500</b>	<b>\$1,294,700</b>		
<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$108,700		\$3,000	
Interior Architecture	\$114,600		\$15,100	\$5,000
Electrical	\$22,400	\$2,400	\$3,100	\$2,900
Mechanical	\$11,700	\$9,300	\$8,100	\$8,300
Site Enclosure	\$100			
Site Pavements	\$3,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$265,200</b>	<b>\$15,700</b>	<b>\$33,300</b>	<b>\$20,100</b>
Importance Code A	\$108,700	\$5,400	\$8,400	\$5,400
Importance Code B	\$103,800	\$10,300	\$24,900	\$14,800
Importance Code C	\$52,600			
<b>Total</b>	<b>\$265,200</b>	<b>\$15,700</b>	<b>\$33,300</b>	<b>\$20,100</b>



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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls									
Cast in Place Concrete		5%	2-4	\$22,900	LIFE	**	5	\$17,500	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
Masonry: Brick		75%	4+	\$35,100	LIFE	**	5	\$52,600	
		<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>							
		<i>Location : Bulkhead Stair</i>							
		<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>							
		<i>Location : North And South Bulkheads</i>							
		<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>							
		<i>Location : South Wing</i>							
Masonry: Granite		10%	2-4	\$45,800	LIFE	**	5	\$5,300	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Steps At East Entrance</i>							
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Steps At East Entrance</i>							
Masonry: Limestone		10%	2-4	\$94,000	LIFE	**	5	\$5,300	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Balusters Over North And South Entrances</i>							
		<i>Staining/Discoloring, Extent : Light, Area Affected : 40%</i>							
		<i>Location : Throughout</i>							
<b>Windows</b>									
Aluminum		30%		2048		**	5	\$2,900	
Metal Louvers		5%		2035		**	10	\$3,000	
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Ground Level Courtyard</i>							
Wood		65%	Now	\$195,200	2057	**	5	\$31,500	
		<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Ctrwi/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
<b>Parapets</b>									
Masonry: Brick		90%		LIFE		**	5-10	\$4,100	
Metal Panel		10%		2042		**	5	\$300	

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Exterior									
Roof									
	Built-Up (BUR)	20%	Now	\$118,000	2042		**		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
	Single Ply Membrane	75%	Now	\$516,200	2042		**		1
		<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>							
		<i>Location : Throughout</i>							
		<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>							
		<i>Location : Throughout</i>							
	Skylight, Metal/Glass	5%		2042		**	10	\$6,600	
Interior									
Floors									
	Carpet	5%	2-4	\$11,400	2028	\$56,800	3	\$6,000	
		<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
	Cast in Place Concrete	5%	Now	\$9,300	LIFE	**	5	\$8,800	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout Basement</i>							
	Ceramic Tile	20%	Now	\$103,400	2041	**	5	\$8,000	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Toilets Throughout</i>							
	Terrazzo	20%	0-2	\$41,300	LIFE	**	5	\$12,600	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Basement Corridor</i>							
	Vinyl Tile	30%	2-4	\$113,400	2042	**	3	\$9,100	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Wood	20%		2060		**	5	\$30,200	

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Interior</b>									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$8,900	
		<i>Paint Peeling, Extent : Light, Area Affected : 25% Location : Throughout Basement Mechanical Rooms</i>							
	Ceramic Tile	15%	0-2	\$65,000	2041	**	5	\$5,300	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Toilets</i>							
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Toilets</i>							
		<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : Toilets</i>							
	Gypsum Board	15%	Now	\$4,900	LIFE	**	5	\$6,400	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Throughout Basement Corridors</i>							
	Masonry: Brick	5%			LIFE	**	10	\$1,100	
	Plaster	60%	Now	\$37,800	LIFE	**	5	\$12,800	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : North And South Bulkheads, Boiler Room, Basement Corridor</i>							
		<i>Paint Peeling, Extent : Moderate, Area Affected : 25% Location : North And South Bulkheads</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10% Location : North And South Bulkheads</i>							
<b>Ceilings</b>									
	AcousTileSusp.Lay-In	10%			2037	**	5	\$8,000	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Throughout Basement</i>							
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Throughout Basement</i>							
	Plaster	90%	Now	\$52,500	LIFE	**	5	\$45,300	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : North And South Bulkheads, Basement Corridor</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10% Location : North And South Bulkheads</i>							
<b>Site Enclosure</b>									
	Fence/Gates								
	Iron Picket	100%	Now	\$52,500	2052	**			
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Throughout</i>							
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50% Location : Throughout</i>							
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100% Location : Throughout</i>							

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Site Enclosure	Retaining Walls								
	Cast in Place Concrete	5%	Now	\$100	2052		**		
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Exterior Stair To Basement</i>							
		<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5% Location : Exterior Stair To Basement</i>							
	No Component	95%							
Site Pavements	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$3,700	2045		**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout</i>							
On-Site Walkways	Cast in Place Concrete	100%			2045		**		
Parking/Driveway	Asphalt	100%			2035		**		

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Under 600 Volts	Service Equipment								
	Fused Disc Sw	100%			2032	\$23,000	5		\$200
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : One 800 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard	Molded Case Bkrs	100%			2032	\$162,000	5		\$1,400
Raceway	Conduit	95%			2032	\$130,000	1		
	Conduit	5%			2042	**	1		
Panelboards	Fused Disc Sw	5%			2031	\$5,800	5		\$100
	Fused Knife Sw	5%	4+	\$5,800	2057	**	5		
	<i>On Extended Life, Extent : Light, Area Affected : 100% Location : Elevator Mechanical Room</i>								
	Molded Case Bkrs	60%			2031	\$69,400	5		\$900
	Molded Case Bkrs	30%			2040	**	5		\$400
Wiring	Braided Cloth	30%	2-4	\$57,600	2057	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 10% Location : Basement</i>							
	Thermoplastic	60%			2032	\$115,300	1		
	Thermoplastic	10%			2042	**	1		
Motor Controllers	Locally Mounted	100%			2030	\$50,100	5		\$400

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ground	Grounding Devices								
	Generic	100%	0-2	\$10,500	LIFE		**	5	\$800
		<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Water Main</i>							
Lighting	Interior Lighting								
	Fluorescent	70%		2037			**	10	\$34,700
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout The Building</i>							
	Fluorescent	15%		2032	\$19,800	10		\$7,400	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout The Building</i>							
	Incandescent	10%		2027	\$66,400	2		\$100	
	LED	5%		2037		**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : 1st Floor Office, Stairways</i>							
		<i>Explanation : LED Lighting Fixtures</i>							
Egress Lighting									
	Emergency, Battery	40%		2037		**	10	\$5,200	
	Emergency, Battery	10%		2027	\$8,100	10		\$1,300	
	Exit, Battery	50%		2037		**	10	\$1,800	
Exterior Lighting									
	HID	8%		2027	\$18,100	10			
	HID	1%	Now	\$500	2032	\$2,300			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Roof Parapet</i>							
		<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Roof Parapet</i>							
	Incandescent	1%	Now	\$1,900	2042		**	2	
		<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Main Entrance Stairs</i>							
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Main Entrance Steps</i>							
		<i>Explanation : Two Ornamental Post Style Light Fixtures Are Missing Globes And Bulbs</i>							
	No Component	90%							
Alarm									
	Security System								
	No Component	25%							
	Generic	75%							
		<i>Other Observation, Extent : N/A, Area Affected : 25%</i>							
		<i>Location : Basement First Floor And Second Floor</i>							
		<i>Explanation : Intrusion Alarm And CCTV Security Cameras</i>							

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

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

## Alarm

Fire/Smoke Detection	70%	2040	**	1-3	\$10,000
No Component	30%				
<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
<i>Location : Lobby</i>					
<i>Explanation : Automatic Alarm Dial Out To Fire Department Is Not Functional</i>					

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

## Heating

Energy Source	100%	2042	**	1	
Natural Gas					
<i>Conversion Equipment</i>					
<i>    Steam Boiler</i>					
<i>        100% Now \$72,500 2037</i>					
<i>        Broken, Extent : Severe, Area Affected : 50%</i>					
<i>        Location : Boilers 4 And 5 In Boiler Room</i>					
<i>        Other Observation, Extent : N/A, Area Affected : 100%</i>					
<i>        Location : Basement Boiler Room</i>					
<i>        Explanation : 10 Multiple Units, Converted Steam System</i>					

Distribution	100%	2032	\$247,600		
Steam Piping/Pump					

Terminal Devices	100%	2030	\$299,800	1	\$17,500
Convector/Radiator					

## Air Conditioning

Energy Source	100%	2040	**	1	
Electricity					
Conversion Equipment					
Split Unit	10%	2037	**		
Window/Wall Unit	70%	2027	\$81,700	1	
No Component	20%				

## Plumbing

H/C Water Piping	100%	2-4	\$8,400	2042	**	1	
Brass/Copper							
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
<i>Location : Connecting Pipe At Water Main, Basement</i>							

Water Heater	100%	2030	\$34,200	2	\$800	
Gas Fired						
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
<i>Location : Basement</i>						
<i>Explanation : One 100 Gallon Tank</i>						

Sanitary Piping	100%	LIFE	**	1		
Cast Iron						

Storm Drain Piping	100%	LIFE	**	1		
Cast Iron						

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**  
**BUSHWICK MULTI SERVICE CENTER**  
**Asset # : 1952**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>									
Sump Pump(s)	Non-Submersible	100%			2027	\$8,500	4	\$1,700	
<b>Fixtures</b>									
Generic		100%							
<b>Vertical Transport</b>									
Elevators	Geared Traction	100%		LIFE			* *		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement To 3rd Floor</i>									
<i>Explanation : One Unit</i>									
<b>Fire Suppression</b>									
Standpipe	Generic	100%			2042		* * 1-5	\$27,300	

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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.*

Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

**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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>		
Exterior Architecture	\$1,316,100	\$104,400		
Interior Architecture	\$825,400	\$159,700		
Electrical	\$86,700	\$1,504,400		
Mechanical	\$590,900	\$2,794,100		
Site Pavements	\$261,500			
<b>Total</b>	<b>\$3,080,600</b>	<b>\$4,562,600</b>		
Importance Code A	\$1,474,400	\$421,000		
Importance Code B	\$1,136,000	\$4,141,600		
Importance Code C	\$470,200			
<b>Total</b>	<b>\$3,080,600</b>	<b>\$4,562,600</b>		
<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$41,800		\$2,000	
Interior Architecture	\$191,200		\$8,700	\$14,500
Electrical	\$18,100	\$1,800	\$2,100	\$3,300
Mechanical	\$47,700	\$18,100	\$24,600	\$19,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$303,700</b>	<b>\$24,800</b>	<b>\$42,300</b>	<b>\$42,700</b>
Importance Code A	\$46,500	\$9,400	\$11,300	\$9,400
Importance Code B	\$141,600	\$15,500	\$31,000	\$33,300
Importance Code C	\$115,600			
<b>Total</b>	<b>\$303,700</b>	<b>\$24,800</b>	<b>\$42,300</b>	<b>\$42,700</b>



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*Estimates are rounded to the nearest hundred dollars.*

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls									
Masonry: Brick		90%	Now	\$348,000	LIFE	**	5	\$104,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Lintels Above Auditorium Roof, North Side</i>									
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 3%</i>									
<i>Location : North Facade</i>									
<i>Spalling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : North And East Facade, Ground Level</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Foundation Wall On 120th Into Basement Electrical Room</i>									
Masonry: Limestone		5%			LIFE	**	5	\$8,700	
Stucco Cement		5%	Now	\$9,300	2045	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Top Of Wall At Parapet Level</i>									
<b>Windows</b>									
Aluminum		100%	Now	\$118,600	2048	**	5	\$12,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<b>Parapets</b>									
Cast Stone/Terra Cotta		5%			LIFE	**	5-10	\$21,700	
Masonry: Brick		78%	Now	\$76,000	LIFE	**	5	\$11,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Roof</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Inside Of Parapet Walls</i>									
<i>Explanation : Stucco Cement Coating</i>									
Masonry: Limestone		7%	Now	\$12,400	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Above Auditorium</i>									
Stucco Cement		10%			2045	**	5	\$3,900	
<b>Roof</b>									
Single Ply Membrane		100%	Now	\$773,500	2042	**			
<i>Adhesion Failure, Extent : Severe, Area Affected : 70%</i>									
<i>Location : Main Roof</i>									
<i>Blisters, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Main Roof</i>									
<b>Interior</b>									

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Interior</b>									
Floors									
	Cast in Place Concrete	5%	Now	\$48,200	LIFE	**	5	\$15,300	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Basement</i>							
		<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Basement Vault</i>							
		<i>Other Observation, Extent : Moderate, Area Affected : 8%</i>							
		<i>Location : Basement Vault Below Parking Lot</i>							
		<i>Explanation : Abandoned, Unsafe To Enter</i>							
	Ceramic Tile	3%	Now	\$9,000	2028	\$89,800	5	\$2,100	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
		<i>Location : Throughout</i>							
	Sheet Vinyl/Rubber	5%		2040		**	5	\$10,500	
	Terrazzo	4%		LIFE		**	5	\$8,700	
	Vinyl Tile	83%	Now	\$436,100	2037	**	3	\$43,500	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Corridors</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Corridors</i>							
<b>Interior Walls</b>									
	Cast in Place Concrete	5%		LIFE		**	10	\$17,100	
		<i>Vertical Cracks, Extent : Moderate, Area Affected : 3%</i>							
		<i>Location : Pump Room</i>							
	Ceramic Tile	5%	Now	\$208,700	2047	**	5	\$3,400	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Toilet Rooms</i>							
		<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>							
		<i>Location : Toilet Rooms</i>							
	Concrete Masonry Unit	10%	2-4	\$16,800	LIFE	**	5	\$5,500	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
	Glass: Single Pane	5%	Now	\$11,400	LIFE	**	5	\$5,100	
		<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Stairs</i>							
	Gypsum Board	2%		LIFE		**	5-10	\$4,700	
	Marble Panels	3%		LIFE		**	10	\$1,600	
	Plaster	60%	0-2	\$36,400	LIFE	**	5	\$24,600	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
	SGFT/Glazed Masonry	10%	2-4	\$29,300	LIFE	**			
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Interior</b>									
Ceilings									
AcousTile	Susp.Lay-In	5%			2045		**	5	\$7,000
Exposed Struc:	Concrete	5%	Now	\$99,400	LIFE		**	5	\$1,100
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Phone Room, Exposed Lintel</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Phone Room</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Pump Room</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Basement Vault</i>									
Exposed Struc:	Steel	5%			LIFE		**	10	\$14,000
Fiber Board		5%			2037		**		
Plaster		80%	0-2	\$81,100	LIFE		**	5	\$69,900
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<b>Site Enclosure</b>									
Fence/Gates									
Chain Link		75%			2042		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Iron Picket		25%			2052		**		
<b>Site Pavements</b>									
Public Sidewalk									
Cast in Place Concrete		100%			2037		**		
<b>On-Site Walkways</b>									
Cast in Place Concrete		95%			2037		**		
Masonry: Granite		5%			LIFE		**		
<b>Parking/Driveway</b>									
Asphalt		100%	Now	\$261,500	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Basement Area Vault</i>									
<i>Explanation : Water Penetration</i>									

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

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**  
**EAST HARLEM MULTI SERVICE CENTER**  
**Asset # : 1553**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
Service Equipment	Fused Disc Sw	50%		2032	\$20,400	5		\$200	
<i>Enclosure Corroded, Extent : Light, Area Affected : 5%</i>									
<i>Location : Basement. Service End Box</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 1,000 Ampere Main Disconnect Switch</i>									
Fused Disc Sw		50%		2032	\$20,400	5		\$200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 800 Ampere Main Disconnect Switch Labelled Emergency</i>									
Switchgear / Switchboard	Fused Disc Sw	100%		2032	\$189,000	5		\$400	
<b>Raceway</b>									
Conduit		80%		2032	\$152,600	1			
Conduit		20%		2032	\$38,100	1			
<b>Panelboards</b>									
Fused Disc Sw		10%		2031	\$19,800	5		\$200	
Molded Case Bkrs		90%		2031	\$178,400	5		\$2,200	
<b>Wiring</b>									
Thermoplastic		100%		2032	\$282,300	1			
<b>Motor Controllers</b>									
Locally Mounted		100%		2030	\$83,500	5		\$600	
<b>Ground</b>									
Grounding Devices	Generic	100%		LIFE		**	5	\$2,800	
<b>Lighting</b>									
Interior Lighting	Fluorescent	97%		2027	\$223,500	10		\$84,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : T-12 Lamps</i>									
Fluorescent		3%		2027	\$6,900	10		\$2,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Clinic</i>									
<b>Egress Lighting</b>									
Emergency, Battery		50%		2027	\$70,400	10		\$11,400	
Exit, Battery		50%		2027	\$48,100	10		\$3,200	
<b>Exterior Lighting</b>									
LED		20%		2040		**			
No Component		80%							
<b>Alarm</b>									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Alarm								
Security System								
No Component	80%							
Generic	10%			2027	\$31,600	1	\$3,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Inside And Outside The Building</i>							
	<i>Explanation : Cameras System</i>							
Generic	10%			2027	\$31,600	1	\$3,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion System</i>							
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2027	\$216,400	1-3	\$12,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Devices Control Panel, Strobe Lights, Bell, Smoke Detector, Pull Box</i>							
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2042		**	5	\$29,300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Two Tanks. 10,000 Gallons Each.</i>							
Conversion Equipment								
Steam Boiler	50%	Now	\$158,300	2052		**	1	\$42,100
	<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement. Oil Leaking At Burner</i>							
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Boiler No.1 Has Several Sections Leaking.</i>							
Steam Boiler	50%			2030	\$316,600	1	\$46,800	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Distribution								
Steam Piping/Pump	100%	0-2	\$432,600	2062		**		
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Boiler Room. Condensate Pump Obsolete</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Condensate Pump Has Lost Its Useful Life</i>							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Terminal Devices	Air Handler	20%		2032	\$275,200	1		\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Supply Fans With Coils In Ductwork.</i>									
Convector/Radiator		80%		2030	\$419,000	1		\$24,400	
<b>Air Conditioning</b>									
Energy Source	Electricity	100%		2048		**	1		
<b>Conversion Equipment</b>									
Split Unit		10%		2032	\$208,800				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Metropolitan Clinic</i>									
<i>Explanation : Outdoor Unit Located Outside The Building By The Parking. Indoor Units Inside The Clinic Are Not Accessible.</i>									
Window/Wall Unit		70%		2027	\$142,700	1			
No Component		20%							
<b>Ventilation</b>									
Distribution	Ductwork/Diffusers	100%		LIFE		**	2-5	\$83,500	
<b>Exhaust Fans</b>									
Interior		40%		2032	\$139,200	2		\$1,200	
Roof		30%		2032	\$48,700	2		\$900	
No Component		30%							
<b>Plumbing</b>									
H/C Water Piping	Brass/Copper	100%		2032	\$729,300	1			
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
Water Heater	Gas Fired	100%		2030	\$59,700	2		\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement. Boiler Room</i>									
<i>Explanation : Three Units, 75 Gallons Each.</i>									
Sanitary Piping	Cast Iron	100%		LIFE		**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement</i>									
<i>Explanation : Basement Floor Drains Backup With A Heavy Rain.</i>									
Storm Drain Piping	Cast Iron	100%		LIFE		**	1		
<b>Sump Pump(s)</b>									
Non-Submersible		50%		2027	\$7,500	4		\$1,500	
Submersible		50%		2023	\$1,700	4		\$1,500	
Backflow Preventer	Generic	100%		2037		**	1	\$5,800	

**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**  
**EAST HARLEM MULTI SERVICE CENTER**  
**Asset # : 1553**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing									
Fixtures									
Generic		100%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout Bathrooms</i>							
Vertical Transport									
Elevators									
Geared Traction		100%		LIFE			**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement To 5th Floor</i>							
		<i>Explanation : One Unit</i>							
Fire Suppression									
Standpipe									
Generic		100%			2032	\$407,800	1-5	\$49,400	
Sprinkler									
No Component		90%							
Generic		10%			2032	\$95,800	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 : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$218,200	
Interior Architecture	\$127,400	\$1,014,000
Electrical		\$636,200
Mechanical		\$275,000
<b>Total</b>	<b>\$345,600</b>	<b>\$1,925,300</b>
Importance Code A	\$218,200	
Importance Code B	\$127,400	\$1,074,300
Importance Code C		\$850,900
<b>Total</b>	<b>\$345,600</b>	<b>\$1,925,300</b>
<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$23,600
Interior Architecture	\$57,900	\$13,100
Electrical	\$900	\$3,900
Mechanical	\$32,200	\$36,400
Site Pavements	\$11,000	
Elevators/Escalators	\$4,900	\$4,900
<b>Total</b>	<b>\$106,800</b>	<b>\$82,000</b>
Importance Code A	\$1,500	\$25,200
Importance Code B	\$56,600	\$56,800
Importance Code C	\$48,700	
<b>Total</b>	<b>\$106,800</b>	<b>\$82,000</b>
		<b>\$11,200</b>
		<b>\$9,100</b>



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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>									
Interior Walls									
Ceramic Tile		25%	Now	\$17,000	2032	\$850,900	5	\$14,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout Corridors At Corners</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout Corridors At Corners</i>									
<i>Explanation : Impact Damage</i>									
Glass: Single Pane		5%			LIFE		**	5	\$4,200
Gypsum Board		60%	Now	\$6,100	LIFE		**	5	\$40,200
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Bathrooms Along Southwest Wing</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Bathrooms Along Southwest Wing</i>									
Masonry: Brick		10%	0-2	\$24,000	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement</i>									
<b>Ceilings</b>									
Exposed Struc: Steel		10%			LIFE		**		
Gypsum Board		90%	Now	\$10,000	LIFE		**	5	\$56,200
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Bathrooms Along Southwest Wing</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Bathrooms Along Southwest Wing</i>									
<b>Site Enclosure</b>									
Fence/Gates									
Chain Link		85%			2049		**		
Iron Picket		10%			2064		**		
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Masonry: Brick		5%			2049		**		
<b>Free Standing Walls</b>									
Cast in Place Concrete		100%			2064		**		
<b>Retaining Walls</b>									
Cast in Place Concrete		100%			2064		**		
<b>Site Pavements</b>									
Public Sidewalk									
Cast in Place Concrete		100%			2042		**		
<b>On-Site Walkways</b>									
Cast in Place Concrete		100%	4+	\$1,500	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Side Steps To Yard</i>									

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Site Pavements									
Activity Yard	Cast in Place Concrete	15%	Now	\$1,600	2042		**		
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
		<i>Location : Side Yard</i>							
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>									
		<i>Location : Side Yard</i>							
Pavers/Stone		30%		2038			**		
Rubber Matting		55%	Now	\$7,800	2034		**		
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
		<i>Location : Side Yard</i>							
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>									
		<i>Location : Side Yard</i>							
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>									
		<i>Location : Side Yard</i>							
<i>Explanation : Sinking/heaving</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
Under 600 Volts									
Service Equipment	Fused Disc Sw	100%		2039			**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
		<i>Location : Electrical Room</i>							
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>									
Switchgear / Switchboard	Fused Disc Sw	100%		2039			**	5	\$100
Raceway	Conduit	95%		2039			**	1	
	Conduit	5%		2049			**	1	
Panelboards	Fused Disc Sw	5%		2037			**	5	
	Molded Case Bkrs	95%		2037			**	5	\$800
Wiring	Thermoplastic	95%		2039			**	1	
	Thermoplastic	5%		2049			**	1	
Motor Controllers	Locally Mounted	100%		2034			**	5	\$200
Ground	Grounding Devices			LIFE			**	5	\$500
	Generic	100%							
Lighting									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2029	\$168,900	10	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Unit Bathrooms And Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	60%			2029	\$337,900	10	\$17,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Units From 2nd To 5th Floor</i>								
Fluorescent	10%			2034	**	10	\$2,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Egress Lighting								
Emergency, Battery	40%			2029	\$18,500	10	\$3,000	
Emergency, Battery	10%			2037	**	10	\$700	
Exit, Service	45%			2029	\$5,100	1		
Exit, Service	5%			2037	**	1		
Exterior Lighting								
HID	100%			2029	\$129,400	10	\$100	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	\$31,100	1	\$3,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$5,700	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$15,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Multiple Boiler Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2028	\$50,000	4	\$2,300	
Terminal Devices								
Convector/Radiator	100%	0-2	\$17,200	2027	\$171,800	1	\$9,000	
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout The Building.</i>								
<i>Explanation : Either Damaged Or Missing</i>								
<b>Air Conditioning</b>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Air Conditioning	Energy Source								
	Electricity	100%			2037		**	1	
Conversion Equipment	Window/Wall Unit	20%			2024	\$13,400	1		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
		<i>Location : First Floor</i>							
		<i>Explanation : Office Space Only</i>							
	No Component	80%							
Dehumidifier	Generic	100%			2027	\$100			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : 1 Unit. 50 Percent Of Basement Area Covered By Dehumidifier</i>							
Ventilation	Distribution								
	Ductwork/Diffusers	100%			LIFE		**	2-5	\$17,300
Exhaust Fans	Roof	100%			2029	\$53,300	2		\$1,000
Plumbing	H/C Water Piping								
	Brass/Copper	100%			2039		**	1	
Water Heater	Gas Fired	100%			2024	\$19,600	2		\$500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : 2 Sets</i>							
Sanitary Piping	Cast Iron	100%	0-2	\$11,700	LIFE		**	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Backyard</i>							
Storm Drain Piping	Cast Iron	100%			LIFE		**	1	
Sump Pump(s)	Submersible	100%			2023	\$1,100	4		\$1,000
Fixtures	Generic	100%							
Vertical Transport	Elevators								
	Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement To 5th Floor</i>							
		<i>Explanation : One Unit</i>							
Fire Suppression	Sprinkler								
	No Component	90%							
	Generic	10%			2039		**	1-2	\$900

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

Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

**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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>		
Exterior Architecture	\$491,000			
Interior Architecture	\$94,900	\$274,300		
Electrical	\$175,600	\$393,900		
Mechanical		\$720,500		
Site Pavements	\$129,100	\$81,500		
<b>Total</b>	<b>\$890,600</b>	<b>\$1,470,200</b>		
Importance Code A	\$491,000			
Importance Code B	\$334,800	\$1,470,200		
Importance Code C	\$64,800			
<b>Total</b>	<b>\$890,600</b>	<b>\$1,470,200</b>		
<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$77,200	\$2,300		\$26,200
Interior Architecture	\$74,600	\$12,900		\$4,600
Electrical	\$11,500	\$1,400	\$1,400	\$106,200
Mechanical	\$62,800	\$10,300	\$20,100	\$14,400
Site Enclosure	\$9,600			
Site Pavements	\$57,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$297,200</b>	<b>\$30,800</b>	<b>\$25,500</b>	<b>\$155,400</b>
Importance Code A	\$79,000	\$4,100	\$1,800	\$28,500
Importance Code B	\$192,000	\$25,200	\$23,700	\$126,900
Importance Code C	\$26,200	\$1,400		
<b>Total</b>	<b>\$297,200</b>	<b>\$30,800</b>	<b>\$25,500</b>	<b>\$155,400</b>



*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**  
**HUNTS POINT MULTI SERVICE CENTER**  
**Asset # : 1945**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls									
	Masonry: Brick Cavity	70%	2-4	\$46,400	LIFE	**	5	\$22,400	
		<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5% Location : Parapet Walls</i>							
	Metal Coiling Doors	2%	Now	\$8,000	2044	**	5	\$1,000	
		<i>Unit Inoperable, Extent : Severe, Area Affected : 10% Location : Parking Lot Area</i>							
	Pre-Cast Concrete Window Wall	8%			LIFE	**	5	\$8,300	
		20%	Now	\$340,300	2061	**	5	\$12,000	
		<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30% Location : Throughout</i>							
<b>Windows</b>									
	Aluminum	95%	Now	\$69,500	2047	**	5	\$7,500	
		<i>Air Infiltration, Extent : Moderate, Area Affected : 10% Location : 1st Floor Offices</i>							
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2% Location : 1st Floor Office Areas</i>							
		<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100% Location : All Windows</i>							
	Metal Louvers	5%			2040	**	10	\$4,900	
<b>Parapets</b>									
	Cast in Place Concrete	15%	0-2	\$14,400	LIFE	**	5	\$7,000	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout</i>							
		<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 40% Location : Throughout</i>							
	Masonry: Brick	70%	0-2	\$81,200	LIFE	**	5	\$3,200	
		<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 20% Location : Throughout</i>							
		<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% Location : Throughout</i>							
		<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10% Location : Throughout</i>							
		<i>Water Penetration, Extent : Light, Area Affected : 10% Location : Throughout</i>							
	Metal Rail	10%			2036	**	5-10	\$8,200	
	Pre-Cast Concrete	5%	Now	\$900	LIFE	**	5	\$1,400	
		<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10% Location : Throughout</i>							

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Exterior</b>									
Roof									
Metal Panel		5%			2044		**	10	\$2,300
Modified Bitumen		85%			2036		**	10	\$21,200
Modified Bitumen		10%	Now	\$7,500	2036		**		
<i>Alligatoring, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Ponding, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Over Main Lobby</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Over Main Lobby</i>									
<hr/>									
<b>Soffits</b>									
Stucco	Cement	100%			2044		**	5	
<b>Interior</b>									
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	\$27,400	2031	\$274,300	3		\$10,900
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>									
<i>Location : 2nd Floor Offices</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>									
<i>Location : 2nd Floor Offices</i>									
Vinyl Tile		23%			2036		**	3	\$4,600
Wood		2%			2046		**	5	\$2,000
<hr/>									
Interior Walls									
Ceramic Tile		5%			2034		**	5	\$2,900
Concrete Masonry Unit		20%			LIFE		**	5	\$4,600
Gypsum Board		30%			LIFE		**	5	\$10,300
Gypsum Board		20%			LIFE		**	5	\$6,900
Metal Panel		15%			LIFE		**		
Plaster		10%			LIFE		**	5	\$1,700
<hr/>									
Ceilings									
Acous	Tile	Susp.	Lay-In	50%	0-2	\$94,900	2036	**	5
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : 1st Floor Offices</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 1st Floor</i>									
Acous	Tile	Susp.	Lay-In	25%			2044	**	5
Exposed Struc:	Concrete			25%	2-4	\$47,200	LIFE	**	5
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Main Lobby</i>									
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Main Lobby</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Main Lobby</i>									
<hr/>									

Site Enclosure

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Site Enclosure	Fence/Gates								
	Iron Picket	100%	Now	\$9,600	2066		*	*	
		<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Base Of Iron Pickets</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 30%</i>							
		<i>Location : Jackson Avenue Perimeter</i>							
		<i>Explanation : Support Base For Gates Crumbled And Broken</i>							
Retaining Walls									
	Cast in Place Concrete	100%			2066		*	*	
Site Pavements									
	Public Sidewalk								
	Asphalt	90%	Now	\$64,300	2046		*	*	
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Jackson Avenue</i>							
		<i>Sinking/Subsiding, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Jackson Avenue, East 151st Street, Concord Avenue</i>							
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
		<i>Location : Jackson Avenue, East 151st Street, Concord Avenue</i>							
		<i>Explanation : Asphalt Pavers/ Stone</i>							
	Cast in Place Concrete	10%	Now	\$16,400	2051		*	*	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>							
		<i>Location : Throughout</i>							
On-Site Walkways									
	Asphalt	90%	Now	\$64,800	2046		*	*	
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>							
		<i>Location : Throughout</i>							
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Sinking/Subsiding, Extent : Severe, Area Affected : 60%</i>							
		<i>Location : Throughout</i>							
		<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Asphalt Pavers/ Stone</i>							
	Cast in Place Concrete	10%	Now	\$16,500	2051		*	*	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 90%</i>							
		<i>Location : Throughout</i>							
		<i>Sinking/Subsiding, Extent : Severe, Area Affected : 60%</i>							
		<i>Location : Throughout</i>							
Parking/Driveway									
	Asphalt	100%			2034		*	*	

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*\*\* 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Site Pavements</b>									
<b>Activity Yard</b>									
	Rubber Matting	100%	2-4	\$24,400	2031	\$81,500			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Play Area</i>									
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Play Area</i>									
<i>Explanation : Debris And Rocks Throughout. Unsafe To Use</i>									
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
	Molded Case Bkrs	100%			2031	\$9,200	5		\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room First Floor</i>									
<i>Explanation : One 1,400 Ampere Main Disconnect Switch</i>									
<b>Switchgear / Switchboard</b>									
	Molded Case Bkrs	100%			2031	\$108,000	5		\$1,000
<b>Raceway</b>									
	Conduit	95%			2031	\$55,200	1		
	Conduit	5%			2051	**	1		
<b>Panelboards</b>									
	Fused Disc Sw	5%			2030	\$4,100	5		
	Molded Case Bkrs	80%			2030	\$66,100	5		\$800
	Molded Case Bkrs	15%			2047	**	5		\$100
<b>Wiring</b>									
	Thermoplastic	95%			2031	\$69,800	1		
	Thermoplastic	5%			2051	**	1		
<b>Motor Controllers</b>									
	Locally Mounted	100%			2029	\$50,100	5		\$200
<b>Ground</b>									
<b>Grounding Devices</b>									
	Generic	100%	2-4	\$10,500	LIFE	**	5		\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Water Main</i>									
<i>Explanation : Corroded</i>									
<b>Lighting</b>									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2036		**	10	\$6,700
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Offices In Second And Third Floor Explanation : T-8 Lamps</i>							
Fluorescent	50%			2031	\$44,700	10		\$16,800
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : First, Second And Third Floor Hallway Offices Explanation : T-8 Lamps</i>							
Fluorescent	25%			2026	\$22,400	10		\$8,400
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Mechanical And Electrical Room, Some In Second And Third Floor</i>							
Incandescent	5%			2026	\$22,500	2		
<b>Egress Lighting</b>								
Emergency, Battery	40%			2026	\$21,900	10		\$3,500
Emergency, Battery	10%			2036		**	10	\$900
Exit, LED	20%			2059		**	1	
Exit, Service	30%			2026	\$3,300	1		
Exterior Lighting								
HID	100%			2026	\$153,200	10		\$100
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2026	\$36,800	1		\$4,100
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036		**	1-3	\$6,800

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Distribution									
Hot Wtr Piping/Pump		100%	Now	\$5,900	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 : Penthause Boiler Room</i>									
<i>Explanation : Supply Line Leaking Water Profusely Causing Water Infiltration To Floors Below</i>									
<b>Terminal Devices</b>									
Air Handler		40%			2031	\$213,700	1	\$9,100	
Convector/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>									
<b>Air Conditioning</b>									
Energy Source									
Electricity		100%			2047	**	1		
<b>Conversion Equipment</b>									
Centrifugal, Elec Chiller		80%	Now	\$34,400	2034	**	1	\$28,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 3rd Floor Mechanical Room</i>									
No Component		20%							
<b>Distribution</b>									
CW & CHW Wtr Pipe/Pump		100%	Now	\$1,900	2041	**	4	\$1,800	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 3rd Floor Mechanical Room. Broken Circulation Pump</i>									
<b>Terminal Devices</b>									
Air Handler/Cool/Ht		100%			2031	\$341,000	1	\$22,700	
<b>Heat Rejection</b>									
Water Cooling Tower		100%	Now	\$11,500	2029	\$115,400	2	\$29,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Automatic Make-up Water Valve Malfunctioning</i>									
<b>Ventilation</b>									
Distribution									
Ductwork/Diffusers		100%			LIFE	**	2-5	\$20,500	
<b>Exhaust Fans</b>									
Interior		20%			2031	\$27,000	2	\$200	
Roof		80%	0-2	\$2,500	2031	\$50,500	2	\$700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Roof Exhaust Fans Malfunctioning</i>									
<b>Plumbing</b>									
H/C Water Piping									
Galvanized Steel		100%			2044	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>									
Water Heater	Gas Fired	100%			2029	\$23,200	2	\$500	
Sanitary Piping	Cast Iron	100%			LIFE		**	1	
Storm Drain Piping	Cast Iron	100%			LIFE		**	1	
<b>Fixtures</b>									
Generic		100%							
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 1st And 3rd Floor</i>									
<i>Explanation : Three Bathrooms Out Of Order Due To Leaks</i>									
<b>Vertical Transport</b>									
Elevators	Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st To 3rd Floor</i>									
<i>Explanation : One Unit</i>									
<b>Fire Suppression</b>									
Standpipe	Generic	100%			2051		**	1-5	\$18,500

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Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

**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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$288,600	\$67,300
Mechanical		\$305,300
<b>Total</b>	<b>\$288,600</b>	<b>\$372,600</b>
Importance Code A	\$288,600	\$67,300
Importance Code B		\$305,300
<b>Total</b>	<b>\$288,600</b>	<b>\$372,600</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$58,400		\$35,000	
Interior Architecture	\$59,100		\$13,200	\$200
Electrical	\$10,400	\$200	\$400	\$300
Mechanical	\$12,800	\$500	\$9,200	\$500
<b>Total</b>	<b>\$140,700</b>	<b>\$800</b>	<b>\$57,800</b>	<b>\$1,000</b>
Importance Code A	\$58,400		\$35,000	
Importance Code B	\$46,100	\$800	\$21,900	\$1,000
Importance Code C	\$36,200		\$900	
<b>Total</b>	<b>\$140,700</b>	<b>\$800</b>	<b>\$57,800</b>	<b>\$1,000</b>



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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	\$36,000	
Masonry: Brick		30%			LIFE	**	5	\$27,600	
Masonry: Limestone		5%			LIFE	**	5	\$3,500	
Stucco Cement		60%			2045	**	5	\$69,100	
Windows									
Aluminum		100%	Now	\$288,600	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	**	5-10	\$19,200	
Masonry: Brick		50%			LIFE	**	5-10	\$11,500	
Metal: Cage/Fence		15%			2037	**	5-10	\$3,900	
Pre-Cast Concrete		5%			LIFE	**	5	\$2,100	
Stucco Cement		10%			2045	**	5	\$900	
Roof									
Modified Bitumen		95%			2037	**	10	\$7,800	
Skylight, Metal/Glass		5%			2032	\$67,300	10	\$1,400	
Interior									
Floors									
Carpet		10%			2031	\$28,000	3	\$3,000	
Ceramic Tile		5%			2035	**	5	\$1,000	
Vinyl Tile		75%			2037	**	3	\$5,600	
Vinyl Tile		10%	Now	\$18,600	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+	\$1,200	LIFE	**	5	\$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Stairwell									
Gypsum Board		90%			LIFE	**	5-10	\$54,100	
Ceilings									
AcousTileSusp.Lay-In		90%			2045	**	5	\$17,900	
Gypsum Board		10%			LIFE	**	5-10	\$6,800	
Site Enclosure									
Fence/Gates									
Chain Link		60%			2052	**			
Iron Picket		40%			2052	**			

**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. **\*\*** Preliminary estimates include major items included in this report.

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

**Asset # : 1950**

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

Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%				2045			**	
On-Site Walkways									
Asphalt	70%				2041			**	
Cast in Place Concrete	30%				2045			**	

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

Under 600 Volts									
Raceway									
Conduit	100%				2042			**	1
Panelboards									
Molded Case Bkrs	100%				2040			**	5
Wiring									
Thermoplastic	100%				2042			**	1

Lighting									
Interior Lighting									
Fluorescent	83%				2027	\$26,800	10		\$10,100
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Fluorescent	2%				2032	\$600	10		\$200
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Staircase</i>									
Fluorescent	15%				2032	\$4,800	10		\$1,800
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Egress Lighting									
Emergency, Battery	50%				2032	\$9,900	10		\$1,600
Exit, Service	50%				2032	\$2,000	1		
Exterior Lighting									
HID	20%				2032	\$11,100	10		
No Component	80%								

Alarm									
Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%				2032	\$45,500	1-3		\$2,500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Hallways</i>									
<i>Explanation : Strobel Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns Fed From The Main Fire Alarm Panel At The Main Building</i>									

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

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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating									
Distribution									
Central Plant Steam Piping/Pmp		100%	Now	\$11,600	2032	\$231,900	4	\$700	
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30% Location : Throughout</i>							
Terminal Devices									
Convector/Radiator		100%			2030	\$73,400	1	\$4,300	
Air Conditioning									
Energy Source									
Electricity		100%			2040		**	1	
Conversion Equipment									
Window/Wall Unit		30%			2025	\$8,600	1		
No Component		70%							
Ventilation									
Distribution									
Ductwork/Diffusers		15%			LIFE		**	2-5	\$1,800
No Component		85%							
Exhaust Fans									
Roof		15%			2032	\$3,400	2	\$100	
No Component		85%							
Plumbing									
H/C Water Piping									
Brass/Copper		100%			2042		**	1	
Water Heater									
Electric		100%			2027	\$12,100	4	\$100	
Sanitary Piping									
Cast Iron		100%			LIFE		**	1	
Storm Drain Piping									
Cast Iron		100%			LIFE		**	1	
Fixtures									
Generic		100%							
Fire Suppression									
Standpipe									
No Component		80%							
Generic		20%			2042		**	1-5	\$1,300
		<i>Other Observation, Extent : Light, Area Affected : 20% Location : 4th Floor Stairway Explanation : 1 Connection Only</i>							

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Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

**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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>		
Exterior Architecture	\$440,300	\$113,000		
Interior Architecture	\$404,800	\$1,151,300		
Electrical	\$97,000	\$926,300		
Mechanical	\$357,600	\$2,208,600		
<b>Total</b>	<b>\$1,299,800</b>	<b>\$4,399,200</b>		
Importance Code A	\$440,300	\$113,000		
Importance Code B	\$638,500	\$4,231,500		
Importance Code C	\$220,900	\$54,700		
<b>Total</b>	<b>\$1,299,800</b>	<b>\$4,399,200</b>		
<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$99,100		\$7,700	
Interior Architecture	\$163,100		\$19,800	\$13,600
Electrical	\$5,200	\$2,500	\$4,200	\$3,200
Mechanical	\$73,000	\$33,900	\$34,100	\$34,300
Site Pavements	\$16,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$361,200</b>	<b>\$40,300</b>	<b>\$69,800</b>	<b>\$55,000</b>
Importance Code A	\$112,100	\$13,100	\$20,800	\$13,100
Importance Code B	\$177,300	\$27,200	\$49,000	\$41,900
Importance Code C	\$71,800			
<b>Total</b>	<b>\$361,200</b>	<b>\$40,300</b>	<b>\$69,800</b>	<b>\$55,000</b>



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**  
**OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)**  
**Asset # : 1962**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls									
Masonry: Brick		80%	0-2	\$75,300	LIFE	**	5	\$113,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>									
Masonry: Granite		5%			LIFE	**	5	\$10,600	
Masonry: Limestone		10%	4+	\$85,200	LIFE	**	5	\$10,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Decorative Banding</i>									
Stucco Cement		5%			2037	**	5	\$17,600	
<b>Windows</b>									
Aluminum		80%	4+	\$97,300	2048	**	5	\$21,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>									
Aluminum		15%			2048	**	5	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Street Facade 1st Floor</i>									
<i>Explanation : Protective Metal Grilles</i>									
Metal Louvers		2%			2041	**	10	\$6,600	
Wood		3%	Now	\$48,900	2057	**	5	\$7,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Mechanical Penthouse</i>									
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Mechanical Penthouse</i>									
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Mechanical Penthouse</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Mechanical Room</i>									
<i>Explanation : Windows Boarded Close</i>									
<b>Parapets</b>									
Masonry: Brick		83%	4+	\$80,700	LIFE	**	5	\$25,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Roof</i>									
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>									
<i>Location : Parapet Wall</i>									
Masonry: Limestone		10%	Now	\$35,200	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Interior Banding. North East Corner Parapet</i>									
Metal: Cage/Fence		5%			2045	**	5-10	\$11,800	
Stucco Cement		2%			2045	**	5	\$1,600	

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**HUMAN RESOURCES ADMINISTRATION - 096**  
**OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)**  
**Asset # : 1962**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Exterior									
Roof									
	Asphalt Macadam	5%	Now	\$5,700	2037	**	5	\$1,300	
		<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Basement Tunnels Under Courtyard Playground Which House Main Electrical Feeds</i>							
	Built-Up (BUR)	5%			2037	**	10	\$3,800	
	Modified Bitumen	90%	Now	\$101,800	2037	**			
		<i>Blisters, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Various Locations Throughout</i>							
		<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Various Areas On Roof</i>							
		<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Various Locations Throughout</i>							
		<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Cracks Within Roof Membrane</i>							
Interior									
Floors									
	Carpet	5%			2031	\$139,500	3	\$14,800	
	Cast in Place Concrete	10%			LIFE	**	5	\$86,600	
	Ceramic Tile	5%	Now	\$21,200	2035	**	5	\$4,900	
		<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>							
		<i>Location : Shower Rooms 214</i>							
	Quarry Tile	5%			2037	**	5	\$14,800	
	Terrazzo	10%			LIFE	**	5	\$30,900	
	Vinyl Tile	55%			2032	\$1,022,400	3	\$54,400	
	Wood	10%			2047	**	5	\$37,100	
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$16,200	
	Glass: Single Pane	5%			LIFE	**	5	\$30,400	
	Gypsum Board	10%			LIFE	**	5-10	\$68,900	
	Masonry: Brick	8%	Now	\$69,900	LIFE	**			
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Water Tank Bulkhead</i>							
	Metal: Cage/Fence	2%			LIFE	**	10	\$1,600	
	Plaster	45%			LIFE	**	5-10	\$155,100	
	SGFT/Glazed Masonry	25%			LIFE	**	10	\$50,700	
Ceilings									
	AcousTileSusp.Lay-In	15%			2045	**	5	\$29,700	
	Exposed Struc: Concrete	25%			LIFE	**	5-10	\$61,800	
	Plaster	60%			LIFE	**	5-10	\$204,000	
Site Enclosure									
Fence/Gates									
	Chain Link	20%			2052	**			
	Iron Picket	80%			2067	**			
Retaining Walls									
	Cast in Place Concrete	100%			2067	**			
Site Pavements									

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**HUMAN RESOURCES ADMINISTRATION - 096**  
**OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)**  
**Asset # : 1962**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Site Pavements</b>									
Public Sidewalk	Cast in Place Concrete	100%	4+	\$8,100	2045		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : West 127th Street</i>									
<b>On-Site Walkways</b>									
Cast in Place Concrete	Masonry: Granite	90%	2-4	\$2,200	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Front Areaway</i>									
Activity Yard	Masonry: Granite	10%			LIFE		**		
Asphalt	Cast in Place Concrete	40%	4+	\$6,600	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Play Yard</i>									
Rubber Matting	Cast in Place Concrete	40%			2037		**		
	Rubber Matting	20%			2032		\$42,500		
<b>Electrical</b>									
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
Service Equipment	Fused Disc Sw	100%			2042		**	5	\$600
<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : Main Service Switch Rated At 2500 Amperes</i>									
Switchgear / Switchboard	Fused Disc Sw	100%			2042		**	5	\$600
Raceway	Conduit	100%			2042		**	1	
<b>Panelboards</b>									
Fused Disc Sw	Molded Case Bkrs	10%			2040		**	5	\$300
		90%			2040		**	5	\$3,100
<b>Wiring</b>									
Thermoplastic	Locally Mounted	100%			2042		**	1	
<b>Motor Controllers</b>									
Locally Mounted	Locally Mounted	90%			2037		**	5	\$800
		10%			2030		\$12,700	5	\$100
<b>Ground</b>									
Grounding Devices	Generic	100%			LIFE		**	5	\$3,900
<b>Lighting</b>									

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**HUMAN RESOURCES ADMINISTRATION - 096**  
**OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)**  
**Asset # : 1962**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2027	\$257,700	10	\$97,000	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building</i>							
Fluorescent	15%			2032	\$48,300	10	\$18,200	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Staircases</i>							
HID	2%			2027	\$4,700	10	\$100	
Incandescent	1%			2027	\$16,200	2		
LED	2%			2040		**		
	<i>Recent Installation, Extent : N/A, Area Affected : 100% Location : Gymnasium</i>							
Egress Lighting								
Emergency, Battery	50%			2032	\$98,500	10	\$16,000	
Exit, Service	50%			2032	\$19,700	1		
Exterior Lighting								
HID	10%			2032	\$55,200	10		
LED	10%			2040		**		
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	95%							
Generic	5%			2032	\$22,100	1	\$2,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Courtyard, Back And Front Explanation : 4 CCTV Surveillance Cameras Only</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	\$453,800	1-3	\$25,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>							
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%				2042	**	1	
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Oil No. 2, Two Tanks Of 5000 Gallons Each</i>							

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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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
	Conversion Equipment								
	Steam Boiler	100%			2037		**	1	\$130,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Boiler Room</i>									
<i>Explanation : 4 Units</i>									
<b>Distribution</b>									
	Central Plant Steam Piping/Pmp	100%	0-2	\$231,500	2042		**	4	\$6,500
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Boiler Room. Corroded Vacuum Pump And Make Up Tank</i>									
<b>Terminal Devices</b>									
	Air Handler	20%			2032	\$384,800	1		\$16,400
	Convector/Radiator	80%	Now	\$11,700	2030	\$585,900	1		\$30,700
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<b>Air Conditioning</b>									
	Energy Source								
	Electricity	100%			2040		**	1	
<b>Conversion Equipment</b>									
	Reciprocating Compr/Chiller	15%			2032	\$174,200	1		\$9,200
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>									
<i>Location : 4 Units For Gymnasium And Auditorium. Roof</i>									
	Window/Wall Unit	75%			2027	\$213,800	1		
	No Component	10%							
<b>Terminal Devices</b>									
	Air Handler/Dir Expansion	15%			2032	\$206,500	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Gymnasium And Auditorium</i>									
<i>Explanation : 4 Units</i>									
	No Component	85%							
<b>Heat Rejection</b>									
	Air Cooled Condenser Unit	15%			2032	\$37,200	2		\$13,800
	No Component	85%							
<b>Ventilation</b>									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$126,100	LIFE		**	2-5	\$73,700
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement</i>									
<b>Exhaust Fans</b>									
	Interior	80%			2032	\$389,400	2		\$3,200
	Roof	20%			2032	\$45,400	2		\$800
<b>Plumbing</b>									

**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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>									
H/C Water Piping	Brass/Copper	80%	0-2	\$40,800	2042		**	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Galvanized Steel		20%		2030		\$120,100	1		
HW Heat Exchanger	Steam Fired	100%		2042			**	4	\$13,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement. Boiler Room</i>									
<i>Explanation : 2 Units</i>									
Sanitary Piping	Cast Iron	100%		LIFE			**	1	
Storm Drain Piping	Cast Iron	100%		LIFE			**	1	
Sump Pump(s)	Non-Submersible	100%		2032		\$20,900	4		\$4,200
Sewage Ejector(s)	Electric	100%		2032		\$39,400	4		\$7,900
Fixtures	Generic	100%							
<b>Vertical Transport</b>									
Elevators	Geared Traction	100%		LIFE			**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement To 4th Floor</i>									
<i>Explanation : 1 Unit</i>									
Fire Suppression	Standpipe								
<i>No Component</i>									
<i>Generic</i>									
Sprinkler	No Component	25%		2042			**	1-5	\$50,000
<i>Generic</i>									
Fire Pump	No Component	90%		2032		\$134,000	1-2		\$3,700
<i>Generic</i>									
Chemical System	Generic	100%		2041			**	1	\$24,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Kitchen</i>									
<i>Explanation : 1 Set</i>									

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

**Asset Name** : SOUTH JAMAICA MULTI SERVICE CTR  
**Address** : 114-02 G.R. BREWER BLVD.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HRA0043.000 / 1942 **Yr Built/Renovated** : 1987 / 2000  
**Area Sq Ft** : 28,784 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 17-Sep-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 12200 **Lot** : 52 **BIN** : 4264631

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$1,445,700	\$55,300
Interior Architecture		\$303,600
Electrical		\$95,200
<b>Total</b>	<b>\$1,445,700</b>	<b>\$454,100</b>
Importance Code A	\$1,445,700	\$55,300
Importance Code B		\$398,800
<b>Total</b>	<b>\$1,445,700</b>	<b>\$454,100</b>
<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$59,300	\$3,600
Interior Architecture	\$133,300	
Electrical	\$2,600	\$2,200
Mechanical	\$17,100	\$3,100
Site Enclosure	\$17,900	
Site Pavements	\$69,600	
Elevators/Escalators	\$3,900	\$3,900
<b>Total</b>	<b>\$303,900</b>	<b>\$9,200</b>
Importance Code A	\$60,800	\$1,400
Importance Code B	\$148,100	\$7,800
Importance Code C	\$95,000	
<b>Total</b>	<b>\$303,900</b>	<b>\$9,200</b>
		<b>\$16,500</b>
		<b>\$33,000</b>



*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**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls									
Masonry: Brick Cavity		99%	Now	\$458,100	LIFE	**	5	\$55,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : At Window Surrounds</i>									
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : North And East Facade</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : West Facade</i>									
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>									
<i>Location : East And West Facade</i>									
Pre-Cast Concrete		1%		LIFE	**	5	\$3,600		
<b>Windows</b>									
Aluminum		83%		2040	**	5	\$5,600		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : Street Level</i>									
<i>Explanation : Protective Metal Grilles</i>									
Glass Block		15%	Now	\$5,500	LIFE	**	5	\$600	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Head Start Classrooms</i>									
Metal Louvers		2%		2035	**	10	\$800		
<b>Parapets</b>									
Masonry: Brick		50%	Now	\$33,500	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : South East Corner Of Facade</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : South Facade</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : South East Corner Of Facade</i>									
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : South Facade</i>									
Metal Panel		5%	Now	\$8,900	2052	**	5	\$1,000	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Metal Coping</i>									
Stucco Cement		45%	4+	\$6,700	2045	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Interior Parapet Walls</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Interior Parapet Walls</i>									
<i>Explanation : Stucco Cement Cover Concrete Masonry Unit</i>									

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>									
Roof									
Modified Bitumen		100%	Now	\$987,600	2042		**		
<i>Alligatoring, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Various Locations Throughout</i>									
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Various Locations Throughout</i>									
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Roof</i>									
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Locations Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : At Roof Penetrations</i>									
<b>Soffits</b>									
Exposed Struc: Steel		50%			LIFE		**	5	\$5,600
Stucco Cement		50%			2037		**	5	\$2,200
<b>Interior</b>									
Floors									
Cast in Place Concrete		5%			LIFE		**	5	\$9,400
Mosaic Tile		10%			2037		**	5	\$10,800
Quarry Tile		10%			2037		**	5	\$6,500
Vinyl Tile		75%	0-2	\$30,400	2032	\$303,600	3		\$12,100
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Corridors And Room Thresholds</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Base Of Wall In Corridors</i>									
<b>Interior Walls</b>									
Ceramic Tile		50%			2041		**	5	\$41,000
Concrete Masonry Unit		10%			LIFE		**	5	\$6,600
Gypsum Board		40%			LIFE		**	5-10	\$55,800
<b>Ceilings</b>									
AcousTile	Susp.Lay-In	65%	2-4	\$25,000	2037		**	5	\$14,000
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Clinic, Offices And Classrooms</i>									
Exposed Struc: Concrete		5%			LIFE		**	5-10	\$2,700
Gypsum Board		25%			LIFE		**	5-10	\$37,000
Metal Panel		5%	0-2	\$7,900	LIFE		**	5	\$2,700
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Lobby</i>									
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corridors</i>									

Site Enclosure

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**  
**SOUTH JAMAICA MULTI SERVICE CTR**  
**Asset # : 1942**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Site Enclosure	Fence/Gates								
	Chain Link	80%	Now	\$8,500	2042		*	*	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : Parking Lot Gate And Gazebo Fence</i>							
		<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100% Location : Gazebo Fence</i>							
		<i>Impact Damage, Extent : Severe, Area Affected : 5% Location : Gazebo Fence</i>							
	Iron Picket	20%			2052		*	*	
Free Standing Walls									
	Masonry: Brick	100%	Now	\$9,400	2042		*	*	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 5% Location : Corner Of Guy R Brewer And Linden</i>							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$16,700	2037		*	*	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Along Guy R Brewer Boulevard</i>							
		<i>Tripping Hazard, Extent : Moderate, Area Affected : 5% Location : Along Guy R Brewer Boulevard</i>							
Parking/Driveway									
	Asphalt	90%	Now	\$37,700	2035		*	*	
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : Parking Lot By Railroad Tracks</i>							
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Parking Lot</i>							
		<i>Potholes, Extent : Moderate, Area Affected : 10% Location : Parking Lot</i>							
	Cast in Place Concrete	10%			2037		*	*	
Activity Yard									
	Asphalt	100%	Now	\$15,200	2035		*	*	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Playground And Gazebo</i>							
		<i>Tripping Hazard, Extent : Moderate, Area Affected : 10% Location : Playground And Gazebo</i>							

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
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	\$25,000	5		\$100
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$800
Lighting								
Interior Lighting								
Fluorescent	1%			2032	\$700	10		\$300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Fluorescent	99%			2032	\$69,500	10		\$26,100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2032	\$21,500	10		\$3,500
Exit, Service	50%			2032	\$4,300	1		
Exterior Lighting								
HID	20%			2032	\$24,000	10		
No Component	80%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2037		**	1	\$5,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Waiting Areas, Offices, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2037		**	1-3	\$17,700
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Energy Source	Natural Gas	100%			2042		**	1	
Conversion Equipment	Furnace	75%			2037		**	1	\$10,700
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 7 Rooftop Package Units</i>							
Hot Water Boiler		25%			2037		**	1	\$3,600
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 1 Unit</i>							
Distribution	Hot Wtr Piping/Pump	25%			2040		**	4	\$500
	No Component	75%							
Terminal Devices	Convector/Radiator	25%			2030	\$39,900	1		\$2,300
	No Component	75%							
<b>Air Conditioning</b>									
Energy Source	Electricity	100%			2040		**	1	
Conversion Equipment	Ext Pkg Unit - Heating/Cooling	100%			2037		**	2	\$1,800
		<i>Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 7 Units. R-410a</i>							
Ventilation	Ductwork/Diffusers	100%			LIFE		**	2-5	\$25,400
Exhaust Fans	Roof	100%	0-2	\$4,900	2037		**	2	\$700
		<i>Not in Service, Extent : Moderate, Area Affected : 50% Location : Roof</i>							
<b>Plumbing</b>									
H/C Water Piping	Brass/Copper	100%			2042		**	1	
Water Heater	Gas Fired	100%			2027	\$18,200	2		\$400
Sanitary Piping	Cast Iron	100%			LIFE		**	1	
Storm Drain Piping	Cast Iron	100%			LIFE		**	1	
Sewage Ejector(s)	Electric	100%			2037		**	4	\$1,100
Backflow Preventer	Generic	100%			2037		**	1	\$1,800

**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**  
**SOUTH JAMAICA MULTI SERVICE CTR**  
**Asset # : 1942**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : 1st To 2nd Floor</i>							
		<i>Explanation : One Unit</i>							
Fire Suppression									
	Standpipe								
	Generic	100%			2042		* *	1-5	\$14,500
Chemical System									
	No Component	99%							
	Generic	1%			2027		\$300	1-3	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Kitchen</i>							
		<i>Explanation : 1 Set</i>							

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

Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>		
Exterior Architecture		\$200,000		
Interior Architecture	\$225,200	\$378,900		
Electrical		\$793,200		
Mechanical	\$250,800			
<b>Total</b>	<b>\$476,100</b>	<b>\$1,372,100</b>		
Importance Code A		\$200,000		
Importance Code B	\$476,100	\$1,172,100		
<b>Total</b>	<b>\$476,100</b>	<b>\$1,372,100</b>		
<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$7,900		\$30,200	
Interior Architecture	\$39,100		\$7,800	\$115,600
Electrical	\$13,100	\$2,300	\$45,000	\$2,000
Mechanical	\$43,300	\$7,000	\$16,100	\$9,800
Site Pavements	\$900			
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
<b>Total</b>	<b>\$111,200</b>	<b>\$16,200</b>	<b>\$106,000</b>	<b>\$134,300</b>
Importance Code A	\$46,300	\$3,200	\$33,400	\$3,200
Importance Code B	\$57,200	\$12,900	\$72,600	\$131,100
Importance Code C	\$7,600			
<b>Total</b>	<b>\$111,200</b>	<b>\$16,200</b>	<b>\$106,000</b>	<b>\$134,300</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls									
	Cast Stone/Terra Cotta	10%		LIFE		**	5	\$105,500	
		<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Masonry: Brick	65%		LIFE		**	5	\$87,800	
		<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Masonry: Brick	5%		LIFE		**	5	\$6,800	
	Masonry: Limestone	10%		LIFE		**	5	\$10,100	
		<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Stucco Cement	10%		2035		**	5	\$33,800	
		<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
<b>Windows</b>									
	Aluminum	95%		2055		**	5	\$26,700	
		<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Metal Clad	5%		2038		**	5	\$8,800	
<b>Parapets</b>									
	Cast Stone/Terra Cotta	10%		LIFE		**	5	\$3,200	
		<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Masonry: Brick	77%		LIFE		**	5	\$3,100	
		<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Pre-Cast Concrete	3%		LIFE		**	5	\$800	
	Stucco Cement	10%	Now	\$3,500	2035	**	5	\$500	
		<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
<b>Roof</b>									
	Skylight, Metal/Glass	5%			2040		**	10	\$5,500
	Under Construction	95%							

Interior

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Interior</b>									
Floors									
	Carpet	5%	Now	\$2,200	2026	\$109,800	3	\$11,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
		<i>Location : Basement Activity Area</i>							
	Cast in Place Concrete	10%			LIFE		**	5	\$34,100
	Ceramic Tile	25%	0-2	\$83,400	2033		**	5	\$19,500
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
		<i>Location : Throughout Bathrooms In Residences</i>							
	Vinyl Tile	10%	0-2	\$29,300	2030	\$146,300	3	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
		<i>Location : Throughout</i>							
		<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Kitchens In Residences</i>							
	Wood	50%	4+	\$141,900	2045		**	5	\$73,000
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>									
		<i>Location : Throughout Residences</i>							
<i>Uneven Surface, Extent : Light, Area Affected : 15%</i>									
		<i>Location : Throughout Residences</i>							
<b>Interior Walls</b>									
	Ceramic Tile	15%	4+	\$7,600	2039		**	5	\$6,200
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
		<i>Location : Basement Corridor Area</i>							
	Concrete Masonry Unit	5%			LIFE		**	5	\$1,700
	Gypsum Board	50%			LIFE		**	5	\$25,000
	Masonry: Fieldstone	5%			LIFE		**		
	Plaster	25%			LIFE		**	5	\$6,200
<b>Ceilings</b>									
	AcousTile	10%			2035		**	5	\$15,600
	Susp.Lay-In	8%			LIFE		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
		<i>Location : Throughout Basement</i>							
		<i>Explanation : Metal Decking</i>							
	Gypsum Board	82%			LIFE		**	5	\$159,600
<b>Site Enclosure</b>									
	Fence/Gates								
	Cast in Place Concrete	50%			2050		**		
	Chain Link	25%			2040		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
		<i>Location : Rear Yard</i>							
		<i>Explanation : This Is A Fence On Top Of Concrete Wall Enclosure</i>							
	Iron Picket	25%			2050		**		
<b>Retaining Walls</b>									
	Cast in Place Concrete	100%			2050		**		
<b>Site Pavements</b>									

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Site Pavements</b>									
Public Sidewalk	Cast in Place Concrete	100%	Now	\$900	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various Areas At Street Front</i>									
<b>On-Site Walkways</b>									
On-Site Walkways	Cast in Place Concrete	95%			2035		**		
	Metal	5%			2030		1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Areaways Located At Front Of Building</i>									
<i>Explanation : Steel Stairs Leading Down Into Areaway</i>									
<b>Activity Yard</b>									
Activity Yard	Not Accessible	100%							
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
Service Equipment	Fused Disc Sw	100%			2050		**	5	\$300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 400 Ampere And One 400 Ampere Main Disconnect Switches</i>									
Switchgear / Switchboard	Molded Case Bkrs	100%			2050		**	5	\$1,700
<b>Raceway</b>									
Conduit		100%			2050		**	1	
<b>Panelboards</b>									
Fused Disc Sw		10%			2046		**	5	\$100
Molded Case Bkrs		90%			2038		**	5	\$1,500
<b>Wiring</b>									
Thermoplastic		100%			2040		**	1	
<b>Motor Controllers</b>									
Locally Mounted		100%			2035		**	5	\$400
<b>Ground</b>									
Grounding Devices	Generic	100%	4+	\$10,500	LIFE		**	5	\$900
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<b>Lighting</b>									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	25%			2035	**	10	\$14,600	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Basement, Offices And 2nd To 7th Floor Hallway</i>							
Fluorescent	10%			2035	**	10	\$5,800	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Recreation Room</i>							
Fluorescent	20%			2035	**	10	\$11,700	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Various Locations</i>							
Incandescent	45%			2030	\$521,100	2	\$600	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2035	**	10	\$7,700	
Exit, Battery	50%			2035	**	10	\$2,200	
<b>Exterior Lighting</b>								
HID	20%			2030	\$53,200	10		
	<i>Malfunctioning, Extent : Moderate, Area Affected : 50% Location : Rear Yard</i>							
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$7,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Stairs, Basement, 1st Floor Explanation : High Definition Cameras With Night Vision</i>							
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%			2030	\$218,900	1-3	\$11,800	

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Conversion Equipment	Hot Water Boiler	90%		2043		**	1	\$28,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement Of 124 W. 127 Street</i>									
<i>Explanation : 1 Boiler Serves All Four Buildings</i>									
Hot Water Boiler		7%	0-2	\$35,600	2050	**	1	\$2,000	
<i>Corroded, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Court Yard, Deteriorated Boiler Stack</i>									
Radiant Heater		3%		2030	\$35,100	2		\$900	
<b>Distribution</b>									
Hot Wtr Piping/Pump		100%		2038	**	4		\$3,100	
<b>Terminal Devices</b>									
Convector/Radiator		100%		2035	**	1		\$20,600	
<b>Air Conditioning</b>									
Energy Source									
Electricity		100%		2046	**	1			
<b>Conversion Equipment</b>									
Split Unit		10%		2025	\$140,800				
Window/Wall Unit		80%		2025	\$110,000	1			
No Component		10%							
<b>Ventilation</b>									
Distribution									
Ductwork/Diffusers		20%		LIFE	**	2-5		\$7,100	
No Component		80%							
<b>Exhaust Fans</b>									
No Component		40%							
Under Construction		60%							
<b>Plumbing</b>									
H/C Water Piping									
Brass/Copper		95%		2050	**	1			
Under Construction		5%							
<b>HW Heat Exchanger</b>									
HTHW/HW		100%		2050	**				
<b>Sanitary Piping</b>									
Cast Iron		100%		LIFE	**	1			
<b>Storm Drain Piping</b>									
Cast Iron		100%		LIFE	**	1			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Side Of The Building</i>									
<i>Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Into the Building</i>									
<b>Backflow Preventer</b>									
Generic		100%		2030	\$16,800	1		\$3,900	
<b>Fixtures</b>									
Generic		100%							
<b>Vertical Transport</b>									

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Vertical Transport	Elevators								
	Geared Traction	100%		LIFE		**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement To 7th Floor</i>							
		<i>Explanation : One Unit Not Working</i>							
Fire Suppression	Standpipe								
	Generic	100%		2050		**	1-5	\$33,300	
	Sprinkler								
	No Component	95%							
	Generic	5%		2040		**	1-2	\$900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : Basement</i>							

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Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Electrical		\$319,700
Mechanical		\$140,400
<b>Total</b>		<b>\$460,100</b>

Importance Code A		\$140,400
Importance Code B		\$319,700
<b>Total</b>		<b>\$460,100</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture				\$44,000
Interior Architecture	\$1,400	\$18,300		\$300
Electrical	\$1,200	\$1,500	\$1,600	\$1,200
Mechanical	\$16,500	\$11,500	\$1,800	\$1,400
<b>Total</b>	<b>\$19,100</b>	<b>\$31,300</b>	<b>\$3,400</b>	<b>\$47,000</b>
Importance Code A	\$900	\$900	\$900	\$44,900
Importance Code B	\$17,200	\$30,400	\$2,500	\$2,100
Importance Code C	\$1,100			
<b>Total</b>	<b>\$19,100</b>	<b>\$31,300</b>	<b>\$3,400</b>	<b>\$47,000</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls									
	Cast Stone/Terra Cotta	25%		LIFE		**	5	\$41,900	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 25%</i>							
		<i>Location : Front Facade</i>							
	Stucco Cement	75%		2046		**	5	\$40,200	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 75%</i>							
		<i>Location : Side And Rear Facade</i>							
<b>Windows</b>									
	Aluminum	100%		2051		**	5	\$4,800	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
		<i>Location : D Line Apartments</i>							
		<i>Explanation : Window Guard Too Small</i>							
<b>Parapets</b>									
	Cast Stone/Terra Cotta	10%		LIFE		**	5	\$3,800	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 10%</i>							
		<i>Location : Parapet Wall</i>							
	Masonry: Brick	50%		LIFE		**	5	\$2,400	
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 75%</i>							
		<i>Location : Parapet Wall</i>							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Parapet Wall</i>							
		<i>Explanation : Wall Covered With Modified Roofing</i>							
	Metal Rail	40%		2046		**	5-10	\$35,300	
		<i>Recent Installation, Extent : N/A, Area Affected : 5%</i>							
		<i>Location : Parapet Wall</i>							
<b>Roof</b>									
	Modified Bitumen	95%		2037		**	10	\$14,400	
		<i>Recent Installation, Extent : N/A, Area Affected : 90%</i>							
		<i>Location : Main Roof</i>							
	Skylight, Metal/Glass	5%		2049		**	10	\$2,500	
<b>Soffits</b>									
	Cast in Place Concrete	100%		LIFE		**	5		
<b>Interior</b>									
Floors									
	Cast in Place Concrete	10%		LIFE		**	5	\$6,100	
	Ceramic Tile	5%		2032	\$29,800	5		\$1,400	
	Quarry Tile	25%		2034		**	5	\$10,400	
	Vinyl Tile	10%		2029	\$26,100	3		\$1,400	
	Wood	50%		2044		**	5	\$26,100	
Interior Walls									
	Ceramic Tile	10%		2038		**	5	\$2,200	
	Concrete Masonry Unit	5%		LIFE		**	5	\$400	
	Gypsum Board	65%		LIFE		**	5	\$8,500	
	Plaster	20%		LIFE		**	5	\$1,300	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Interior	Ceilings								
	Exposed Struc: Steel	5%			LIFE		**		
	Gypsum Board	75%			LIFE		**	5	\$26,100
	Plaster	20%			LIFE		**	5	\$3,500
Site Enclosure	Fence/Gates								
	Chain Link	40%			2049		**		
	Iron Picket	60%			2064		**		
Free Standing Walls									
	Masonry: Brick	100%			2049		**		
Retaining Walls									
	Cast in Place Concrete	100%			2064		**		
Site Pavements	Public Sidewalk								
	Cast in Place Concrete	100%			2042		**		
Activity Yard									
	Cast in Place Concrete	40%			2042		**		
	Pavers/Stone	5%			2038		**		
	Rubber Matting	55%			2034		**		

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts	Service Equipment								
	Fused Disc Sw	100%			2039		**	5	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Electrical Room</i>								
	<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2039		**	5	\$500
Raceway									
	Conduit	100%			2039		**	1	
Panelboards									
	Fused Disc Sw	10%			2037		**	5	
	Molded Case Bkrs	90%			2037		**	5	\$400
Wiring									
	Thermoplastic	100%			2039		**	1	
Motor Controllers									
	Locally Mounted	100%			2034		**	5	\$100
Ground	Grounding Devices								
	Generic	100%			LIFE		**	5	\$300
Lighting									

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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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>									
Interior Lighting	Fluorescent	30%		2029	\$95,900	10		\$4,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Hallways, Offices And Basement</i>									
Incandescent		70%		2029	\$223,800	2		\$300	
<b>Egress Lighting</b>									
Emergency, Battery		50%		2029	\$13,100	10		\$2,100	
Exit, Service		50%		2029	\$3,200	1			
<b>Exterior Lighting</b>									
LED		30%		2037		* *			
No Component		70%							
<b>Alarm</b>									
Security System									
No Component		70%							
Generic		30%		2034		* *	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Front And Right Side Of The Building Explanation : Cctv Surveillance Cameras</i>									
<b>Fire/Smoke Detection</b>									
Generic, Digital		100%		2034		* *	1-3	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>									

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas		100%			2039	* *	1	
<b>Conversion Equipment</b>								
Hot Water Boiler		100%			2027	\$140,400	1	\$8,700
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 3 Units</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump		100%	0-2	\$1,400	2037	* *	4	\$900
<i>Other Observation, Extent : Moderate, Area Affected : 10% Location : Throughout Explanation : Temperature Control Malfunction</i>								
<b>Terminal Devices</b>								
Convector/Radiator		100%			2034	* *	1	\$5,700
<b>Air Conditioning</b>								
Energy Source								
Electricity		100%			2037	* *	1	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Air Conditioning	Conversion Equipment								
	Window/Wall Unit	25%			2024	\$9,500	1		
	Window/Wall Unit	25%	0-2	\$9,500	2029	\$9,500	1		
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Various Locations</i>							
	No Component	50%							
Ventilation	Distribution								
	Ductwork/Diffusers	20%			LIFE		**	2-5	
	No Component	80%							\$2,000
Exhaust Fans									
	Roof	20%			2037		**	2	
	No Component	80%							\$100
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039		**	1	
Water Heater									
	Gas Fired	100%			2027	\$11,100	2		\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : 2 Units</i>							
Sanitary Piping									
	Cast Iron	100%	Now	\$2,700	LIFE		**	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : A Line</i>							
Storm Drain Piping									
	Cast Iron	100%	0-2	\$800	LIFE		**	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Roof</i>							
Sump Pump(s)									
	Submersible	100%	0-2	\$600	2024	\$600	4		\$400
		<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Boiler Room</i>							
Fixtures									
	Generic	100%							

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Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$835,800	
Interior Architecture		\$271,600
Electrical	\$23,200	\$612,400
Mechanical	\$148,400	\$204,000
<b>Total</b>	<b>\$1,007,500</b>	<b>\$1,088,000</b>

Importance Code A	\$835,800	\$204,000
Importance Code B	\$171,600	\$748,900
Importance Code C		\$135,100
<b>Total</b>	<b>\$1,007,500</b>	<b>\$1,088,000</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$51,800			
Interior Architecture	\$69,300	\$8,700		\$1,000
Electrical	\$900	\$2,100	\$700	\$900
Mechanical	\$12,700	\$16,100	\$3,400	\$2,300
Site Pavements	\$3,700			
<b>Total</b>	<b>\$138,400</b>	<b>\$26,900</b>	<b>\$4,100</b>	<b>\$4,100</b>
Importance Code A	\$53,100	\$1,300	\$1,300	\$1,300
Importance Code B	\$62,600	\$25,500	\$2,800	\$2,800
Importance Code C	\$22,700			
<b>Total</b>	<b>\$138,400</b>	<b>\$26,900</b>	<b>\$4,100</b>	<b>\$4,100</b>



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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Exterior</b>									
	Exterior Walls								
	Masonry: Brick	85%	Now	\$212,600	LIFE	**	5	\$31,900	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Street Facades</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 : Window Lintels And Throughout Street Facades</i>							
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Perimeter Facades</i>							
		<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : North And East Facades At Corner</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Baement Foundation</i>							
		<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Fire Escape Throughout</i>							
		<i>Explanation : Rusting</i>							
	Masonry: Limestone	5%	0-2	\$22,600	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%		2049		**	1		
	Stucco Cement	8%	Now	\$9,600	2034	**	5	\$3,800	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Interior Courtyard And Rear Façade</i>							
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Interior Courtyard And Rear Façade</i>							
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Interior Courtyard And Rear Façade</i>							
<b>Windows</b>									
	Aluminum	90%	Now	\$202,600	2054	**	5	\$2,200	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Weather Strip Missing, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Wood	10%	Now	\$15,100	2054	**	5	\$2,400	
		<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Stairwell Windows</i>							

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Exterior</b>									
Parapets	Cast Stone/Terra Cotta	8%	Now	\$900	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout</i>									
Masonry: Brick		82%	Now	\$82,800	LIFE	**	5	\$3,200	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout Diagonal Cracks, Extent : Moderate, Area Affected : 20% Location : North East Exterior, Interior Parapet Throughout Horizontal Cracks, Extent : Severe, Area Affected : 30% Location : Interior/ Exterior Faces Throughout Misaligned/Bulging, Extent : Moderate, Area Affected : 15% Location : Stepped Up Parapets</i>									
Pre-Cast Concrete		3%	Now	\$500	LIFE	**	5	\$700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20% Location : Underside Of Coping Throughout Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Throughout Vegetation Growth, Extent : Moderate, Area Affected : 40% Location : Throughout</i>									
Stucco Cement		7%	Now	\$3,200	2034	**	5	\$400	
<i>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</i>									
<b>Roof</b>									
Modified Bitumen		95%	Now	\$274,900	2039	**			1
<i>Alligatoring, Extent : Moderate, Area Affected : 25% Location : Throughout Blisters, Extent : Severe, Area Affected : 40% Location : Throughout Roof Surface Seams Open/Split, Extent : Severe, Area Affected : 20% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 35% Location : Throughout. Water Leaking Into Top Floor Apartments</i>									
Skylight, Metal/Glass		5%	Now	\$63,000	2049	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 50% Location : Throughout</i>									
Soffits	Cast in Place Concrete	100%			LIFE	**	5		
<b>Interior</b>									

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Interior</b>									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,200	
	Ceramic Tile	5%			2032	\$41,500	5	\$1,900	
	Quarry Tile	20%			2034	**	5	\$11,600	
	Sheet Vinyl/Rubber	5%	Now	\$6,400	2029	\$63,600	5	\$1,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Bathrooms</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Bathrooms</i>									
	Vinyl Tile	20%			2029	\$72,900	3	\$3,900	
	Wood	45%	0-2	\$31,800	2044	**	5	\$16,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Various Apartments</i>									
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various Apartments</i>									
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Apartments</i>									
<b>Interior Walls</b>									
	Ceramic Tile	10%	Now	\$2,700	2032	\$135,100	5	\$2,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Stair B At 3rd And 4th Floor</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Stair B At 3rd And 4th Floor</i>									
	Concrete Masonry Unit	5%	0-2	\$2,700	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	Gypsum Board	45%	Now	\$1,800	LIFE	**	5	\$12,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Bathrooms And Window Soffits In Apartments</i>									
	Masonry: Brick	10%	Now	\$9,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement Walls</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement Walls</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Basement Walls</i>									
	Plaster	30%	Now	\$5,900	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Bulkheads</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Bulkheads</i>									

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>					
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>			
<b>Interior</b>												
Ceilings												
AcousTile	Susp.Lay-In	15%			2034		**	5	\$5,800			
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>												
<i>Location : First Floor Meeting Room And Corridor</i>												
Exposed Struc:	Concrete	5%			LIFE		**	5	\$300			
Gypsum Board		60%	0-2	\$5,200	LIFE		**	5	\$29,100			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>												
<i>Location : Bathrooms And Window Soffits Within Apartments</i>												
Plaster		20%	Now	\$2,300	LIFE		**	5	\$4,800			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>												
<i>Location : Bulkheads At Stairs</i>												
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>												
<i>Location : Bulkheads At Stairs</i>												
<b>Site Enclosure</b>												
Fence/Gates												
Chain Link		25%				2049	**					
Wood		75%				2027						
<b>Site Pavements</b>												
Public Sidewalk												
Cast in Place Concrete		100%	Now	\$2,800	2042		**					
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>												
<i>Location : Throughout</i>												
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>												
<i>Location : Throughout</i>												
<b>Activity Yard</b>												
Asphalt												
50%	Now			\$400	2038		**					
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 50%</i>												
<i>Location : Throughout</i>												
Rubber Matting		50%	Now	\$500	2029		\$1,100					
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>												
<i>Location : Throughout</i>												
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>												
<i>Location : Throughout</i>												

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2039		**	1	
Panelboards								
Fused Disc Sw	5%			2037		**	5	
Molded Case Bkrs	95%			2037		**	5	\$600
Wiring								
Thermoplastic	100%			2039		**	1	
Motor Controllers								
Locally Mounted	100%			2034		**	5	\$200
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE		**	5	\$400
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2029	\$232,200	10		\$11,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	40%			2029	\$185,800	10		\$9,400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Apartment Units 1st Floor To 4th Floor</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	5%			2024	\$23,200	10		\$1,200
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	3%			2037		**	10	\$700
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
LED	2%			2037		**		
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$19,100	10		\$3,100
Exit, Service	50%			2029	\$4,700	1		
<b>Exterior Lighting</b>								
HID	100%			2029	\$106,700	10		\$100
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	\$25,600	1		\$2,900
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2029	\$87,800	1-3		\$4,900

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

**Heating**

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Energy Source	Natural Gas	100%			2039	**	1		
<i>Conversion Equipment</i>									
Hot Water Boiler		100%			2027	\$204,000	1	\$12,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : 3 Multiple Units</i>									
<b>Distribution</b>									
Hot Wtr Piping/Pump		100%	Now	\$800	2037	**	4	\$1,300	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Next To Boiler</i>									
<b>Terminal Devices</b>									
Convector/Radiator		100%			2034	**	1	\$8,300	
<b>Air Conditioning</b>									
Energy Source	Electricity	100%			2037	**	1		
<i>Conversion Equipment</i>									
Interior Pkg Unit - Cooling		15%			2023	\$148,400	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : 4 Units</i>									
Window/Wall Unit		25%			2024	\$13,800	1		
No Component		60%							
<b>Ventilation</b>									
<b>Distribution</b>									
Ductwork/Diffusers		20%			LIFE	**	2-5	\$2,900	
No Component		80%							
<b>Exhaust Fans</b>									
Roof		20%	Now	\$400	2029	\$8,800	2	\$100	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Roof</i>									
No Component		80%							
<b>Plumbing</b>									
H/C Water Piping									
Brass/Copper		100%	0-2	\$3,900	2039	**	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Water Main, Basement</i>									
Water Heater									
Gas Fired		100%			2027	\$16,100	2	\$400	
<b>Sanitary Piping</b>									
Cast Iron		100%	Now	\$3,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Boiler Room In Basement</i>									
Storm Drain Piping									
Cast Iron		100%			LIFE	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>									
	Sump Pump(s)								
	Submersible	100%			2023	\$900	4	\$800	
	Sewage Ejector(s)								
	Electric	100%			2029	\$7,600	4	\$1,000	
	Backflow Preventer								
	Generic	100%			2034		* *	1	\$1,600
<b>Fixtures</b>									
	Generic	100%							
<b>Fire Suppression</b>									
	Sprinkler								
	No Component	95%							
	Generic	5%			2039		* *	1-2	\$400

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Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

**Asset Name** : TRANSITIONAL HOUSING-HELP HAVEN  
**Address** : 11 AND 13 WEST 137TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HRA0072.000 / 4349 **Yr Built/Renovated** : 1920 / 1995  
**Area Sq Ft** : 18,576 **Project Type** : HUMAN RESOURCES  
**Date of Survey** : 05-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1.6  
**Block** : 1735 **Lot** : 28 **BIN** : 1053913

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Interior Architecture		\$50,800
Electrical	\$219,300	\$148,100
<b>Total</b>	<b>\$219,300</b>	<b>\$198,900</b>
Importance Code B	\$219,300	\$198,900
<b>Total</b>	<b>\$219,300</b>	<b>\$198,900</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture				
Interior Architecture	\$77,100	\$700	\$2,000	\$700
Electrical	\$800	\$600	\$41,200	\$500
Mechanical	\$1,700	\$1,700	\$2,000	\$2,200
Site Enclosure	\$1,000			
<b>Total</b>	<b>\$80,600</b>	<b>\$3,000</b>	<b>\$45,200</b>	<b>\$3,400</b>
Importance Code A	\$900	\$900	\$1,000	\$900
Importance Code B	\$75,600	\$2,100	\$44,200	\$2,400
Importance Code C	\$4,100			
<b>Total</b>	<b>\$80,600</b>	<b>\$3,000</b>	<b>\$45,200</b>	<b>\$3,400</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls	Under Construction	100%							
Windows	Aluminum	90%		2038		**	5		
	Metal Clad	10%		2038		**	5		
Parapets	Under Construction	100%							
Roof	Skylight, Metal/Glass	5%		2040		**	10	\$1,900	
	Under Construction	95%							
<b>Interior</b>									
Floors	Cast in Place Concrete	10%		LIFE		**	5	\$5,900	
	Ceramic Tile	5%		2039		**	5	\$1,400	
	Quarry Tile	25%		2043		**	5	\$10,100	
	Vinyl Tile	20%	0-2	\$20,300	2030	\$50,800	3	\$2,000	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
	<i>Location : Kitchens In Residences Throughout</i>								
Wood		40%	Now	\$39,400	2045	**	5	\$10,100	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
	<i>Location : Throughout</i>								
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Residences</i>								
Interior Walls									
	Ceramic Tile	10%		2033		**	5	\$2,500	
	Concrete Masonry Unit	15%		LIFE		**	5	\$1,500	
	Gypsum Board	50%	Now	\$2,800	LIFE	**	5	\$7,400	
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Residences On 6th Floor</i>								
Plaster		25%		LIFE		**	5	\$1,900	
Ceilings									
	AcousTileSusp.Lay-In	15%		2035		**	5	\$4,100	
	Exposed Struc: Steel	5%		LIFE		**			
	Gypsum Board	55%	Now	\$8,300	LIFE	**	5	\$18,600	
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Residences On 6th Floor</i>								
Plaster		25%		LIFE		**	5	\$4,200	
Site Enclosure									
Fence/Gates									
	Chain Link	80%		2040		**			
	Iron Picket	20%		2050		**			
Free Standing Walls									
	Cast in Place Concrete	100%		2050		**			

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

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

Site Enclosure	Retaining Walls	Cast in Place Concrete	90%		2050		**		
		Masonry: Fieldstone	10%	Now	\$1,000	2040	**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Stone Cracks Under Entrance To 11 West 136th Street</i>									
<hr/>									
Site Pavements	Public Sidewalk	Cast in Place Concrete	100%		2035		**		
	On-Site Walkways	Cast in Place Concrete	100%		2035		**		
<hr/>									
Activity Yard	Not Accessible		100%						
<hr/>									

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

Under 600 Volts	Service Equipment	Fused Disc Sw	100%		2040		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 600 Ampere, One 200 Ampere And One 100 Ampere Main Disconnect Switch</i>									
<hr/>									
Raceway	Conduit		100%		2040		**	1	
<hr/>									
Panelboards	Fused Disc Sw		10%		2038		**	5	
	Molded Case Bkrs		90%		2038		**	5	\$400
<hr/>									
Wiring	Thermoplastic		100%		2040		**	1	
<hr/>									
Motor Controllers	Locally Mounted		100%		2035		**	5	\$100
<hr/>									
Ground	Grounding Devices								
	Not Accessible		100%						
<hr/>									
Lighting	Interior Lighting								
	Fluorescent		25%		2030	\$84,400	10		\$4,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement, Multipurposed Room, Comfort Room And Offices</i>									
<i>Explanation : T-12 Lamps</i>									
<hr/>									
	Fluorescent		10%		2035		**	10	\$1,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Hallways - First Through Sixth Floors</i>									
<i>Explanation : T-5 Lamps</i>									
<hr/>									
	Incandescent		65%		2025	\$219,300	2		\$300

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

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

## Lighting

Egress Lighting								
Emergency, Battery	50%			2030	\$13,800	10	\$2,200	
Exit, Service	50%			2030	\$3,400	1		
Exterior Lighting								
HID	50%			2025	\$38,800	10		
LED	50%			2038	**			

## Alarm

Security System								
No Component	70%							
Generic	30%			2030	\$18,600	1	\$2,100	
Fire/Smoke Detection								
No Component	70%			2030	\$63,800	1-3	\$3,400	
Generic, Analog	30%							

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

## Heating

Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Gas Fired Sectional Hot Water Boiler</i>								

Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$900	
Terminal Devices								
Convector/Radiator	90%			2035	**	1	\$5,400	
Fan Coil Unit/Heat	10%			2030	\$28,800	1	\$600	

## Air Conditioning

Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	\$32,100	1		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	20%							

## Ventilation

Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,100	
No Component	80%							
Exhaust Fans								
Roof	20%			2030	\$6,400	2	\$100	
Wall Unit	10%			2030	\$700	2	\$100	
No Component	70%							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>									
H/C Water Piping	Brass/Copper	100%			2040		**	1	
Water Heater	Gas Fired	100%			2029	\$11,700	2		\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : Two 111 Gallon Leaks</i>							
Sanitary Piping	Cast Iron	100%			LIFE		**	1	
Storm Drain Piping	Cast Iron	100%			LIFE		**	1	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Side Of Building</i>							
		<i>Explanation : Roof Scuppers Are Galvanized Steel Leader To Cast Iron Piping Into The Building.</i>							
Backflow Preventer	Generic	100%			2030	\$4,900	1		\$1,100
Fixtures	Generic	100%							
Fire Suppression	Sprinkler								
	No Component	95%							
	Generic	5%			2040		**	1-2	\$300

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Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$183,000	
Interior Architecture		\$239,000
Electrical	\$197,900	\$895,300
Mechanical	\$87,000	\$99,000
<b>Total</b>	<b>\$467,800</b>	<b>\$1,233,400</b>

Importance Code A	\$183,000	
Importance Code B	\$284,900	\$1,233,400
<b>Total</b>	<b>\$467,800</b>	<b>\$1,233,400</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$19,900		\$100	\$46,100
Interior Architecture	\$32,200	\$32,100	\$1,400	
Electrical	\$40,200	\$12,900	\$1,600	\$1,900
Mechanical	\$73,000	\$7,600	\$13,000	\$7,600
Site Enclosure	\$1,300			
<b>Total</b>	<b>\$166,700</b>	<b>\$52,600</b>	<b>\$16,100</b>	<b>\$55,600</b>
Importance Code A	\$39,200	\$5,800	\$5,800	\$51,800
Importance Code B	\$99,500	\$46,800	\$10,400	\$3,800
Importance Code C	\$27,900			
<b>Total</b>	<b>\$166,700</b>	<b>\$52,600</b>	<b>\$16,100</b>	<b>\$55,600</b>



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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Exterior</b>									
Exterior Walls									
Masonry: Brick		20%			LIFE		**	5	\$10,500
<i>Recent Repair Evident, Extent : N/A, Area Affected : 70%</i>									
<i>Location : Entry Courtyard</i>									
Masonry: Fieldstone		5%			LIFE		**	5	\$2,000
Pre-Cast Concrete		5%	Now	\$19,200	LIFE		**	5	\$8,600
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Decorative Banding At Street Facade</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Window Sills - Street Facade</i>									
Stucco Cement		70%			2046		**	5	\$92,100
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<b>Windows</b>									
Aluminum		95%	Now	\$110,700	2045		**	5	\$12,000
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : North And East Facade Windows</i>									
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : North And East Facade Windows</i>									
Metal Clad		5%	Now	\$72,300	2054		**	5	\$3,900
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : East And West Stairwells</i>									
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%</i>									
<i>Location : East And West Stairwells</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : East And West Stairwells</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : East And West Stairwells</i>									
<b>Parapets</b>									
Masonry: Brick		20%			LIFE		**	5	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>									
<i>Location : Main Roof</i>									
Metal: Cage/Fence		15%			2042		**	5-10	
Pre-Cast Concrete		10%			LIFE		**	5	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Main Roof</i>									
Stucco Cement		55%			2046		**	5	
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Main Roof</i>									
<b>Roof</b>									
Modified Bitumen		95%			2037		**	10	\$400
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Main Roof</i>									
Skylight, Metal/Glass		5%			2055		**	10	\$100
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Stair Bulkhead</i>									

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Stucco Cement	100%	4+	\$700	2034	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Exterior Entry Passage To Rear Yard</i>									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$16,600	
	Ceramic Tile	10%			2032	\$163,000	5	\$7,600	
	Quarry Tile	20%			2042	**	5	\$22,800	
	Vinyl Tile	15%			2034	**	3	\$4,300	
	Wood	45%			2044	**	5	\$64,200	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$5,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$4,600	
	Glass: Single Pane	1%			LIFE	**	5	\$900	
	Gypsum Board	69%			LIFE	**	5	\$48,100	
	Masonry: Brick	5%	Now	\$25,000	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Boiler Room</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Boiler Room</i>									
	Plaster	10%			LIFE	**	5	\$3,500	
Ceilings									
	Exposed Struc: Concrete	10%			LIFE	**	5	\$1,200	
	Gypsum Board	70%			LIFE	**	5	\$66,600	
	Gypsum Board	10%	Now	\$4,300	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Corridor And 6th Floor Apartment</i>									
	Plaster	10%			LIFE	**	5	\$4,800	
Site Enclosure									
Fence/Gates									
	Chain Link	90%			2049	**			
	Iron Picket	10%			2064	**			
Retaining Walls									
	Cast in Place Concrete	8%			2049	**			
	Concrete Masonry Unit	32%	Now	\$1,300	2039	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : East Wall In Rear Yard</i>									
<i>Explanation : Deteriorated Mortar Joints</i>									
	Masonry: Fieldstone	60%			2039	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2034	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2034	**			

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
Service Equipment	Fused Disc Sw	100%		2039		**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Three Main Service Switches Rated At 400 Amperes Each</i>									
Switchgear / Switchboard	Fused Disc Sw	50%		2039		**	5	\$100	
	Molded Case Bkrs	50%		2039		**	5	\$800	
<b>Raceway</b>									
Conduit		100%		2039		**	1		
<b>Panelboards</b>									
Molded Case Bkrs		100%		2037		**	5	\$1,500	
<b>Wiring</b>									
Thermoplastic		100%		2039		**	1		
<b>Motor Controllers</b>									
Locally Mounted		100%		2034		**	5	\$400	
<b>Ground</b>									
Grounding Devices	Generic	100%		LIFE		**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Water Main</i>									
<b>Lighting</b>									
Interior Lighting	Fluorescent	80%		2029	\$837,500	10		\$42,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : T-12 Lamps</i>									
Fluorescent		20%		2034		**	10	\$10,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<b>Egress Lighting</b>									
Emergency, Battery		50%		2029	\$42,900	10		\$7,000	
Exit, Service		50%		2029	\$10,600	1			
<b>Exterior Lighting</b>									
HID		20%		2029	\$48,100	10			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof And Outside Perimeter</i>									
<i>Explanation : Controlled Via Photocell</i>									
No Component		80%							
<b>Alarm</b>									
Security System									
No Component		70%							
Generic		30%		2029	\$57,800	1		\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outside And Hallways</i>									
<i>Explanation : Surveillance Cameras System</i>									

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

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

## Alarm

Fire/Smoke Detection		70%							
No Component		30%	Now	\$39,600	2024	\$197,900	1-3		\$9,700
Generic, Analog									
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Hallways</i>									
<i>Explanation : Smoke Detectors, Strobe Lights And Manual Pull Stations</i>									

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

## Heating

Energy Source									
Natural Gas		100%				2039		* *	1
<i>Conversion Equipment</i>									
<i>    Steam Boiler</i>									
<i>        100% Now \$19,300 2034</i>									
<i>        Broken, Extent : Severe, Area Affected : 100%</i>									
<i>        Location : Boiler Burner In Boiler Room</i>									
<i>        Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>        Location : Basement</i>									
<i>        Explanation : 1 Natural Gas Burning Steam Boiler</i>									

## Distribution

Steam Piping/Pump	100%	Now	\$26,400	2039			* *	1	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>									
<i>Location : East Wing</i>									
<i>Explanation : Under Sized Piping Causing Heating Problems</i>									

## Terminal Devices

Convector/Radiator	100%								
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## Air Conditioning

Energy Source									
Electricity		100%							
<i>Conversion Equipment</i>									
<i>    Window/Wall Unit</i>									
<i>        70% 2024 \$87,000 1</i>									
<i>    No Component</i>									
<i>        30%</i>									

## Ventilation

Distribution									
Ductwork/Diffusers	100%					LIFE		* *	\$32,100
<i>Exhaust Fans</i>									
<i>    Roof</i>									
<i>        100% 2029 \$99,000 2 \$1,800</i>									
<i>        Malfunctioning, Extent : Light, Area Affected : 33%</i>									
<i>        Location : Roof, 1 Of 3 Defective Exhaust Fan Motor</i>									

## Plumbing

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>									
H/C Water Piping	Brass/Copper	100%	Now	\$22,200	2039	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>									
<i>Location : East Side</i>									
<i>Explanation : Hot Water Piping Undersized Causing Shortages On East Side</i>									
HW Heat Exchanger	Steam Fired	100%			2039	**	4	\$8,500	
Sanitary Piping	Cast Iron	100%		LIFE		**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
Storm Drain Piping	Cast Iron	100%		LIFE		**	1		
Sump Pump(s)	Non-Submersible	100%			2029	\$9,100	4	\$1,200	
Fixtures	Generic	100%							
Fire Suppression									
Sprinkler									
No Component		98%							
Generic		2%			2039	**	1-2	\$300	

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Print Date : 19-Oct-2021

**HUMAN RESOURCES ADMINISTRATION - FY 2022**

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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>		
Exterior Architecture	\$341,500			
Interior Architecture	\$406,800			
Electrical		\$210,900		
<b>Total</b>	<b>\$748,400</b>	<b>\$210,900</b>		
Importance Code A	\$341,500			
Importance Code B	\$406,800	\$210,900		
<b>Total</b>	<b>\$748,400</b>	<b>\$210,900</b>		
<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$33,700			
Interior Architecture	\$41,100	\$2,600	\$1,300	
Electrical	\$1,100	\$900	\$26,400	\$800
Mechanical	\$10,100	\$3,700	\$51,700	\$3,700
<b>Total</b>	<b>\$86,100</b>	<b>\$7,200</b>	<b>\$79,400</b>	<b>\$4,400</b>
Importance Code A	\$36,500	\$2,700	\$2,800	\$2,700
Importance Code B	\$15,700	\$4,400	\$76,600	\$1,700
Importance Code C	\$33,900			
<b>Total</b>	<b>\$86,100</b>	<b>\$7,200</b>	<b>\$79,400</b>	<b>\$4,400</b>



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

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Interior</b>									
Interior Walls									
Ceramic Tile		5%	4+	\$3,400	2039	**	5	\$1,100	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout</i>							
Concrete Masonry Unit		10%	4+	\$11,000	LIFE	**	5	\$1,800	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout</i>							
Gypsum Board		75%	4+	\$15,400	LIFE	**	5	\$20,200	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout</i>							
Plaster		10%	Now	\$4,000	LIFE	**	5	\$1,300	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Bulkheads</i>							
		<i>Water Penetration, Extent : Severe, Area Affected : 10% Location : Bulkheads</i>							
<b>Ceilings</b>									
AcousTile	Susp.Lay-In	5%		2043		**	5	\$2,100	
		<i>Recent Installation, Extent : N/A, Area Affected : 5% Location : Basement</i>							
Gypsum Board		80%		LIFE		**	5	\$41,300	
Plaster		15%		LIFE		**	5	\$3,900	
<b>Site Enclosure</b>									
Fence/Gates									
Chain Link		100%		2040		**			
<b>Site Pavements</b>									
Public Sidewalk									
Cast in Place Concrete		100%		2043		**			
<b>On-Site Walkways</b>									
Cast in Place Concrete		100%		2043		**			
<b>Activity Yard</b>									
Rubber Matting		100%		2035		**			
<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost (Yrs)</b>	<b>Priority</b>
<b>Under 600 Volts</b>									
Service Equipment									
Fused Disc Sw		100%		2040		**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Two 400 Ampere Main Disconnect Switches</i>							
Switchgear / Switchboard									
Fused Disc Sw		20%		2040		**	5		
Molded Case Bkrs		80%		2040		**	5	\$600	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2040		**	1	
Panelboards								
Fused Disc Sw	5%			2038		**	5	
Molded Case Bkrs	95%			2038		**	5	\$700
Wiring								
Thermoplastic	100%			2040		**	1	
Motor Controllers								
Locally Mounted	100%			2035		**	5	\$200
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE		**	5	\$400
<b>Lighting</b>								
Interior Lighting								
Fluorescent	99%			2035		**	10	\$25,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	1%			2030	\$5,000	2		
Egress Lighting								
Emergency, Battery	50%			2030	\$20,700	10		\$3,300
Exit, Service	50%			2030	\$5,100	1		
Exterior Lighting								
HID	100%			2030	\$115,700	10		\$100
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2030	\$27,800	1		\$3,100
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$95,200	1-3		\$5,100

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

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

Estimates are rounded to the nearest hundred dollars.

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

\*\* 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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Terminal Devices	Convector/Radiator	100%			2035		** 1	\$9,000	
<b>Air Conditioning</b>									
Energy Source	Electricity	100%			2046		** 1		
<b>Conversion Equipment</b>									
Window/Wall Unit		80%			2025	\$47,800	1		
No Component		20%							
<b>Ventilation</b>									
Distribution	Ductwork/Diffusers	10%			LIFE		** 2-5	\$1,500	
No Component		90%							
Exhaust Fans	Roof	10%			2035		** 2	\$100	
No Component		90%							
<b>Plumbing</b>									
H/C Water Piping	Brass/Copper	10%	0-2	\$6,400	2040		** 1		
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : A, B, And D Lines</i>									
Brass/Copper		90%			2040		** 1		
Sanitary Piping	Cast Iron	100%			LIFE		** 1		
Storm Drain Piping	Cast Iron	100%			LIFE		** 1		
Fixtures	Generic	100%							
<b>Fire Suppression</b>									
Sprinkler	No Component	98%							
	Generic	2%			2040		** 1-2	\$200	

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