

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
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	
Total	\$7,992,800	\$5,143,300
Importance Code A	\$5,026,900	
Importance Code B	\$2,965,900	\$5,143,300
Total	\$7,992,800	\$5,143,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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
Total	\$262,100	\$35,100	\$73,500	\$39,900
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			
Total	\$262,100	\$35,100	\$73,500	\$39,900



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE		**	5	\$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>							
Windows									
	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>							
Parapets									
	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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System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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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System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Floors									
	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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Interior									
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>							
Ceilings									
	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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System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
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>							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
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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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
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	
Ground									
Grounding Devices									
Generic		100%			LIFE	**	5	\$4,200	
Lighting									
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%							
Alarm									
Fire/Smoke Detection									
No Component		80%							
Generic, Analog		20%			2027	\$330,400	1-3	\$18,300	

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

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Heating									
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>									
Conversion Equipment									
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>									
Distribution									
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>									
Terminal Devices									
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	
Air Conditioning									
Energy Source	Electricity	100%			2040	**	1		
Conversion Equipment									
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		
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$127,500	
<i>Needs Cleaning, Extent : Severe, Area Affected : 90%</i>									
<i>Location : Throughout The Building</i>									

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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	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

*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 : BROWNSVILLE MULTI SERVICE CTR.
Address : 444 THOMAS S. BOYLAND ST. BTWN: PITKIN AV - E. NEW YORK AV
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0026.000 / 1953 **Yr Built/Renovated** : 1971 / 2010
Area Sq Ft : 36,920 **Project Type** : HUMAN RESOURCES
Date of Survey : 14-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3496 **Lot** : 4 **BIN** : 3080726

CAPITAL	FY 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$286,000	\$181,800		
Interior Architecture	\$76,200	\$369,000		
Electrical		\$549,900		
Mechanical		\$621,500		
Site Pavements	\$425,400			
Total	\$787,700	\$1,722,200		
Importance Code A	\$286,000	\$476,300		
Importance Code B	\$248,200	\$1,194,600		
Importance Code C	\$253,400	\$51,200		
Total	\$787,700	\$1,722,200		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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
Total	\$511,400	\$11,700	\$20,700	\$14,600
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			
Total	\$511,400	\$11,700	\$20,700	\$14,600



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
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>							
Windows									
Aluminum		100%	0-2	\$49,700	2040	**	5	\$5,400	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
Parapets									
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>							
Roof									
Roll Roofing		100%			2028	\$116,000	5	\$42,400	
Soffits									
Cast in Place Concrete		100%			LIFE	**	5	\$29,900	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
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>								
Interior Walls									
	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	
Ceilings									
	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	
Site Enclosure									
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	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Site Enclosure									
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>									
Site Pavements									
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>									
On-Site Walkways									
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>									
Parking/Driveway									
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>									
Activity Yard									
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>									

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment	Molded Case Bkrs	100%			2032	\$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	
Ground									
Grounding Devices	Generic	100%			LIFE		**	5	\$1,100
Lighting									
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%							
Alarm									
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>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping	Brass/Copper	100%			2042	* *	1		
<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%							
Vertical Transport									
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								

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 : BUSHWICK MULTI SERVICE CENTER
Address : 1420 BUSHWICK AVENUE BTWN: MOFFAT ST. - CHAUNCEY ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0025.000 / 1952 **Yr Built/Renovated** : 1920 / 2010
Area Sq Ft : 54,112 **Project Type** : HUMAN RESOURCES
Date of Survey : 28-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3444 **Lot** : 22 **BIN** : 3080067

CAPITAL	FY 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$923,400	\$52,600		
Interior Architecture	\$334,400			
Electrical	\$57,600	\$613,000		
Mechanical	\$72,500	\$629,200		
Site Enclosure	\$52,500			
Total	\$1,440,500	\$1,294,700		
Importance Code A	\$995,900	\$52,600		
Importance Code B	\$327,000	\$1,242,100		
Importance Code C	\$117,500			
Total	\$1,440,500	\$1,294,700		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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
Total	\$265,200	\$15,700	\$33,300	\$20,100
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			
Total	\$265,200	\$15,700	\$33,300	\$20,100



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
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>							
Ceilings									
	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>							
Site Enclosure									
	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

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

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

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

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

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>					

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

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						

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Sump Pump(s)	Non-Submersible	100%			2027	\$8,500	4	\$1,700	
Fixtures									
Generic		100%							
Vertical Transport									
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>									
Fire Suppression									
Standpipe	Generic	100%			2042		* * 1-5	\$27,300	

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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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032		
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			
Total	\$3,080,600	\$4,562,600		
Importance Code A	\$1,474,400	\$421,000		
Importance Code B	\$1,136,000	\$4,141,600		
Importance Code C	\$470,200			
Total	\$3,080,600	\$4,562,600		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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
Total	\$303,700	\$24,800	\$42,300	\$42,700
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			
Total	\$303,700	\$24,800	\$42,300	\$42,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
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>									
Windows									
Aluminum		100%	Now	\$118,600	2048	**	5	\$12,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Parapets									
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	
Roof									
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>									
Interior									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
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>									
Site Enclosure									
Fence/Gates									
Chain Link		75%			2042		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Iron Picket		25%			2052		**		
Site Pavements									
Public Sidewalk									
Cast in Place Concrete		100%			2037		**		
On-Site Walkways									
Cast in Place Concrete		95%			2037		**		
Masonry: Granite		5%			LIFE		**		
Parking/Driveway									
Asphalt		100%	Now	\$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>									

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment	Fused Disc Sw	50%		2032		\$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
Raceway									
Conduit		80%		2032		\$152,600	1		
Conduit		20%		2032		\$38,100	1		
Panelboards									
Fused Disc Sw		10%		2031		\$19,800	5		\$200
Molded Case Bkrs		90%		2031		\$178,400	5		\$2,200
Wiring									
Thermoplastic		100%		2032		\$282,300	1		
Motor Controllers									
Locally Mounted		100%		2030		\$83,500	5		\$600
Ground									
Grounding Devices	Generic	100%		LIFE			**	5	\$2,800
Lighting									
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>									
Egress Lighting									
Emergency, Battery		50%		2027		\$70,400	10		\$11,400
Exit, Battery		50%		2027		\$48,100	10		\$3,200
Exterior Lighting									
LED		20%		2040			**		
No Component		80%							
Alarm									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
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	
Air Conditioning									
Energy Source	Electricity	100%		2048		**	1		
Conversion Equipment									
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%							
Ventilation									
Distribution	Ductwork/Diffusers	100%		LIFE		**	2-5	\$83,500	
Exhaust Fans									
Interior		40%		2032	\$139,200	2		\$1,200	
Roof		30%		2032	\$48,700	2		\$900	
No Component		30%							
Plumbing									
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		
Sump Pump(s)									
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	

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

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$218,200	
Interior Architecture	\$127,400	\$1,014,000
Electrical		\$636,200
Mechanical		\$275,000
Total	\$345,600	\$1,925,300
Importance Code A	\$218,200	
Importance Code B	\$127,400	\$1,074,300
Importance Code C		\$850,900
Total	\$345,600	\$1,925,300
EXPENSE	FY 2023	FY 2024
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
Total	\$106,800	\$82,000
Importance Code A	\$1,500	\$25,200
Importance Code B	\$56,600	\$56,800
Importance Code C	\$48,700	
Total	\$106,800	\$82,000
		\$11,200
		\$9,100



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

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									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
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>									
Ceilings									
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>									
Site Enclosure									
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		**		
Free Standing Walls									
Cast in Place Concrete		100%			2064		**		
Retaining Walls									
Cast in Place Concrete		100%			2064		**		
Site Pavements									
Public Sidewalk									
Cast in Place Concrete		100%			2042		**		
On-Site Walkways									
Cast in Place Concrete		100%	4+	\$1,500	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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2029	\$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	
Alarm								
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	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$15,300	
<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>								
Air Conditioning								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	Energy Source								
	Electricity	100%			2037		**	1	
Conversion Equipment	Window/Wall Unit	20%			2024	\$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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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 : HUNTS POINT MULTI SERVICE CENTER
Address : 630 JACKSON AVENUE @ E. 166 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0047.000 / 1945 **Yr Built/Renovated** : 1971 / 2012
Area Sq Ft : 36,716 **Project Type** : HUMAN RESOURCES
Date of Survey : 18-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,Ph
Block : 2643 **Lot** : 1 **BIN** : 2004558

CAPITAL	FY 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$491,000			
Interior Architecture	\$94,900	\$274,300		
Electrical	\$175,600	\$393,900		
Mechanical		\$720,500		
Site Pavements	\$129,100	\$81,500		
Total	\$890,600	\$1,470,200		
Importance Code A	\$491,000			
Importance Code B	\$334,800	\$1,470,200		
Importance Code C	\$64,800			
Total	\$890,600	\$1,470,200		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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
Total	\$297,200	\$30,800	\$25,500	\$155,400
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		
Total	\$297,200	\$30,800	\$25,500	\$155,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
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>							
Windows									
	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	
Parapets									
	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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Estimates are rounded to the nearest hundred dollars.
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HUMAN RESOURCES ADMINISTRATION - 096
HUNTS POINT MULTI SERVICE CENTER
Asset # : 1945

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									
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/>									
Soffits									
Stucco	Cement	100%			2044	**	5		
Interior									
Floors									
Cast in Place Concrete		5%			LIFE	**	5	\$5,800	
Mosaic Tile		5%			2044	**	5	\$6,600	
Panel/Paver: Cer/Brk		10%			2047	**	5	\$11,900	
Vinyl Tile		55%	Now	\$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									

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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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HUMAN RESOURCES ADMINISTRATION - 096
HUNTS POINT MULTI SERVICE CENTER
Asset # : 1945

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
Activity Yard									
	Rubber Matting	100%	2-4	\$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>									
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2031	\$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>									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$108,000	5		\$1,000
Raceway									
	Conduit	95%			2031	\$55,200	1		
	Conduit	5%			2051	**	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$4,100	5		
	Molded Case Bkrs	80%			2030	\$66,100	5		\$800
	Molded Case Bkrs	15%			2047	**	5		\$100
Wiring									
	Thermoplastic	95%			2031	\$69,800	1		
	Thermoplastic	5%			2051	**	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$50,100	5		\$200
Ground									
Grounding Devices									
	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>									
Lighting									

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
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>									
Terminal Devices									
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>									
Air Conditioning									
Energy Source									
Electricity		100%			2047	**	1		
Conversion Equipment									
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%							
Distribution									
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>									
Terminal Devices									
Air Handler/Cool/Ht		100%			2031	\$341,000	1	\$22,700	
Heat Rejection									
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>									
Ventilation									
Distribution									
Ductwork/Diffusers		100%			LIFE	**	2-5	\$20,500	
Exhaust Fans									
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>									
Plumbing									
H/C Water Piping									
Galvanized Steel		100%			2044	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
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	
Fixtures									
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>									
Vertical Transport									
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>									
Fire Suppression									
Standpipe	Generic	100%			2051		**	1-5	\$18,500

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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 : OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)
Address : 127 WEST 127TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0038.010 / 1950 **Yr Built/Renovated** : 1907 / 2005
Area Sq Ft : 13,241 **Project Type** : HUMAN RESOURCES
Date of Survey : 09-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1912 **Lot** : 12 **BIN** : 1057904

CAPITAL	FY 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$288,600	\$67,300		
Mechanical		\$305,300		
Total	\$288,600	\$372,600		
Importance Code A	\$288,600	\$67,300		
Importance Code B		\$305,300		
Total	\$288,600	\$372,600		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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
Total	\$140,700	\$800	\$57,800	\$1,000
Importance Code A	\$58,400		\$35,000	
Importance Code B	\$46,100	\$800	\$21,900	\$1,000
Importance Code C	\$36,200		\$900	
Total	\$140,700	\$800	\$57,800	\$1,000



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

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

Asset # : 1950

Architecture		Current Repair		Future Replacement		Maintenance			
System Component	Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta		5%			LIFE	**	5	\$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 varings \$ estimates are in current dollars and are not adjusted for potential future inflation.

All component repairs & estimates are in current dollars.
Estimates are subject to the actual billable hours.

Estimates are rounded to the nearest hundred dollars.
Maintenance fees are not included in the cost estimate. Site specific cost calculations are not included.

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

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

Asset # : 1950

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

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

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

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>									

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 1950

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution		Central Plant Steam Piping/Pmp	100% Now	\$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

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



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

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

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									
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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Site Pavements									
Public Sidewalk	Cast in Place Concrete	100%	4+	\$8,100	2045		**		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : West 127th Street</i>							
On-Site Walkways									
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	40%			2037		**		
		20%			2032	\$42,500			
Electrical									
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts									
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	
Panelboards									
Fused Disc Sw	Molded Case Bkrs	10%			2040		**	5	\$300
		90%			2040		**	5	\$3,100
Wiring									
Thermoplastic	Locally Mounted	100%			2042		**	1	
Motor Controllers									
Locally Mounted	Locally Mounted	90%			2037		**	5	\$800
		10%			2030	\$12,700	5		\$100
Ground									
Grounding Devices	Generic	100%			LIFE		**	5	\$3,900
Lighting									

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2027	\$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%							
Alarm								
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>							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%				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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HUMAN RESOURCES ADMINISTRATION - 096
OBERIA D. DEMPSEY MULTI SERVICE CTR (FORMER PS 68)
Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2037		**	1	\$130,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Boiler Room</i>									
<i>Explanation : 4 Units</i>									
Distribution									
	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>									
Terminal Devices									
	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>									
Air Conditioning									
	Energy Source								
	Electricity	100%			2040		**	1	
Conversion Equipment									
	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%							
Terminal Devices									
	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%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2032	\$37,200	2		\$13,800
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$126,100	LIFE		**	2-5	\$73,700
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement</i>									
Exhaust Fans									
	Interior	80%			2032	\$389,400	2		\$3,200
	Roof	20%			2032	\$45,400	2		\$800
Plumbing									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping	Brass/Copper	80%	0-2	\$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%							
Vertical Transport									
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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,445,700	\$55,300
Interior Architecture		\$303,600
Electrical		\$95,200
Total	\$1,445,700	\$454,100
Importance Code A	\$1,445,700	\$55,300
Importance Code B		\$398,800
Total	\$1,445,700	\$454,100
EXPENSE	FY 2023	FY 2024
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
Total	\$303,900	\$9,200
Importance Code A	\$60,800	\$1,400
Importance Code B	\$148,100	\$7,800
Importance Code C	\$95,000	
Total	\$303,900	\$9,200
	FY 2025	FY 2026
	\$16,500	\$33,000
	\$5,000	\$1,400
	\$11,400	\$11,100
		\$20,500
	\$16,500	\$33,000



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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									
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>									
Soffits									
Exposed Struc: Steel		50%			LIFE		**	5	\$5,600
Stucco Cement		50%			2037		**	5	\$2,200
Interior									
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>									
Interior Walls									
Ceramic Tile		50%			2041		**	5	\$41,000
Concrete Masonry Unit		10%			LIFE		**	5	\$6,600
Gypsum Board		40%			LIFE		**	5-10	\$55,800
Ceilings									
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

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

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

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

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042		**	5	\$800
Raceway								
Conduit	100%			2042		**	1	
Panelboards								
Fused Disc Sw	2%			2040		**	5	
Molded Case Bkrs	98%			2040		**	5	\$700
Wiring								
Thermoplastic	100%			2042		**	1	
Motor Controllers								
Locally Mounted	50%			2037		**	5	\$100
Locally Mounted	50%			2030	\$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>								

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** 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2042		**	1	
Conversion Equipment	Furnace	75%			2037		**	1	\$10,700
		<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%							
Air Conditioning									
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>							
Plumbing									
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.
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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
SOUTH JAMAICA MULTI SERVICE CTR
Asset # : 1942

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		**		
		<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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032		
Exterior Architecture		\$200,000		
Interior Architecture	\$225,200	\$378,900		
Electrical		\$793,200		
Mechanical	\$250,800			
Total	\$476,100	\$1,372,100		
Importance Code A		\$200,000		
Importance Code B	\$476,100	\$1,172,100		
Total	\$476,100	\$1,372,100		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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
Total	\$111,200	\$16,200	\$106,000	\$134,300
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			
Total	\$111,200	\$16,200	\$106,000	\$134,300



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

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

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									
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>							
Windows									
	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	
Parapets									
	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>							
Roof									
	Skylight, Metal/Glass	5%			2040		**	10	\$5,500
	Under Construction	95%							

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
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>							
Interior Walls									
	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
Ceilings									
	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
Site Enclosure									
	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		**		
Retaining Walls									
	Cast in Place Concrete	100%			2050		**		
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Lighting								
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	
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$7,700	
Exit, Battery	50%			2035	**	10	\$2,200	
Exterior Lighting								
HID	20%			2030	\$53,200	10		
	<i>Malfunctioning, Extent : Moderate, Area Affected : 50% Location : Rear Yard</i>							
No Component	80%							
Alarm								
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>							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	\$218,900	1-3	\$11,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment	Hot Water Boiler	90%		2043		**	1	\$28,400	
<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	
Distribution									
Hot Wtr Piping/Pump		100%		2038	**	4		\$3,100	
Terminal Devices									
Convector/Radiator		100%		2035	**	1		\$20,600	
Air Conditioning									
Energy Source									
Electricity		100%		2046	**	1			
Conversion Equipment									
Split Unit		10%		2025	\$140,800				
Window/Wall Unit		80%		2025	\$110,000	1			
No Component		10%							
Ventilation									
Distribution									
Ductwork/Diffusers		20%		LIFE	**	2-5		\$7,100	
No Component		80%							
Exhaust Fans									
No Component		40%							
Under Construction		60%							
Plumbing									
H/C Water Piping									
Brass/Copper		95%		2050	**	1			
Under Construction		5%							
HW Heat Exchanger									
HTHW/HW		100%		2050	**				
Sanitary Piping									
Cast Iron		100%		LIFE	**	1			
Storm Drain Piping									
Cast Iron		100%		LIFE	**	1			
<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>									
Backflow Preventer									
Generic		100%		2030	\$16,800	1		\$3,900	
Fixtures									
Generic		100%							
Vertical Transport									

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

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Electrical		\$319,700
Mechanical		\$140,400
Total		\$460,100
Importance Code A		\$140,400
Importance Code B		\$319,700
Total		\$460,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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
Total	\$19,100	\$31,300	\$3,400	\$47,000
Importance Code A	\$900	\$900	\$900	\$44,900
Importance Code B	\$17,200	\$30,400	\$2,500	\$2,100
Importance Code C	\$1,100			
Total	\$19,100	\$31,300	\$3,400	\$47,000



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

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									
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>							
Windows									
	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>							
Parapets									
	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>							
Roof									
	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	
Soffits									
	Cast in Place Concrete	100%		LIFE		**	5		
Interior									
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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior	Ceilings								
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	75%			LIFE	**	5	\$26,100	
	Plaster	20%			LIFE	**	5	\$3,500	
Site Enclosure	Fence/Gates								
	Chain Link	40%			2049	**			
	Iron Picket	60%			2064	**			
Free Standing Walls									
	Masonry: Brick	100%			2049	**			
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	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2039	**	5	\$100	
<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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HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING - HORIZONS
Asset # : 4346

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
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	
Egress Lighting									
Emergency, Battery		50%		2029	\$13,100	10		\$2,100	
Exit, Service		50%		2029	\$3,200	1			
Exterior Lighting									
LED		30%		2037		* *			
No Component		70%							
Alarm									
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>									
Fire/Smoke Detection									
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>									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
Window/Wall Unit		25%			2024	\$9,500	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	\$2,000
No Component		80%							
Exhaust Fans									
Roof		20%			2037		**	2	\$100
No Component		80%							
Plumbing									
H/C Water Piping									
Brass/Copper		100%			2039		**	1	
Water Heater									
Gas Fired		100%			2027	\$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

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

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

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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			
Total	\$138,400	\$26,900	\$4,100	\$4,100
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			
Total	\$138,400	\$26,900	\$4,100	\$4,100



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

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

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

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
TRANSITIONAL HOUSING - NEW HOPE
Asset # : 4345

Architecture		Current Repair			Future Replacement		Maintenance					
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority			
Interior												
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>												
Site Enclosure												
Fence/Gates												
Chain Link		25%				2049	**					
Wood		75%				2027						
Site Pavements												
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>												
Activity Yard												
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>												

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
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 Basement</i>									
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>									
Switchgear / Switchboard		100%			2039		**	5	\$100
Fused Disc Sw									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2039		**	1	
Panelboards								
Fused Disc Sw	5%			2037		**	5	
Molded Case Bkrs	95%			2037		**	5	\$600
Wiring								
Thermoplastic	100%			2039		**	1	
Motor Controllers								
Locally Mounted	100%			2034		**	5	\$200
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$400
Lighting								
Interior Lighting								
Fluorescent	50%			2029	\$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		**		
Egress Lighting								
Emergency, Battery	50%			2029	\$19,100	10		\$3,100
Exit, Service	50%			2029	\$4,700	1		
Exterior Lighting								
HID	100%			2029	\$106,700	10		\$100
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$25,600	1		\$2,900
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$87,800	1-3		\$4,900

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
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>									
Distribution									
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>									
Terminal Devices									
Convector/Radiator		100%			2034	**	1	\$8,300	
Air Conditioning									
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%							
Ventilation									
Distribution									
Ductwork/Diffusers		20%			LIFE	**	2-5	\$2,900	
No Component		80%							
Exhaust Fans									
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%							
Plumbing									
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	
Sanitary Piping									
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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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
Fixtures									
	Generic	100%							
Fire Suppression									
	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

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

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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			
Total	\$80,600	\$3,000	\$45,200	\$3,400
Importance Code A	\$900	\$900	\$1,000	\$900
Importance Code B	\$75,600	\$2,100	\$44,200	\$2,400
Importance Code C	\$4,100			
Total	\$80,600	\$3,000	\$45,200	\$3,400



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Under Construction	100%							
Windows	Aluminum	90%		2038		**	5		
	Metal Clad	10%		2038		**	5		
Parapets	Under Construction	100%							
Roof	Skylight, Metal/Glass	5%		2040		**	10	\$1,900	
	Under Construction	95%							
Interior									
Floors	Cast in Place Concrete	10%		LIFE		**	5	\$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		**			

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

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

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

Site Enclosure	Retaining Walls	Cast in Place Concrete	90%		2050		**		
		Masonry: Fieldstone	10%	Now	\$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/>									

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

Under 600 Volts	Service Equipment	Fused Disc Sw	100%		2040		**	5	\$100
<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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2030	\$13,800	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%							

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

Heating

Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$9,200	
<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%							

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
TRANSITIONAL HOUSING-HELP HAVEN
Asset # : 4349

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping	Brass/Copper	100%			2040		**	1	
Water Heater	Gas Fired	100%			2029	\$11,700	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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*** 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-NEW DAY ONE
Address : 1275 WESTCHESTER AVENUE BTWN: LONGFELLOW AVE. - HOME ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0070.000 / 4347 **Yr Built/Renovated** : 1925 / 1992
Area Sq Ft : 57,630 **Project Type** : HUMAN RESOURCES
Date of Survey : 03-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1-6
Block : 2758 **Lot** : 36 **BIN** : 2006311

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

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

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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			
Total	\$166,700	\$52,600	\$16,100	\$55,600
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			
Total	\$166,700	\$52,600	\$16,100	\$55,600



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

Estimates are rounded to the nearest hundred dollars.

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

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

HUMAN RESOURCES ADMINISTRATION - 096
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	Estimated Cost (Yrs)	Priority
Exterior									
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>									
Windows									
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>									
Parapets									
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>									
Roof									
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>									

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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	Estimated Cost (Yrs)	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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment	Fused Disc Sw	100%		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	
Raceway									
Conduit		100%		2039		**	1		
Panelboards									
Molded Case Bkrs		100%		2037		**	5	\$1,500	
Wiring									
Thermoplastic		100%		2039		**	1		
Motor Controllers									
Locally Mounted		100%		2034		**	5	\$400	
Ground									
Grounding Devices	Generic	100%		LIFE		**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Water Main</i>									
Lighting									
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>									
Egress Lighting									
Emergency, Battery		50%		2029	\$42,900	10		\$7,000	
Exit, Service		50%		2029	\$10,600	1			
Exterior Lighting									
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%							
Alarm									
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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

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>									

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

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>									

Terminal Devices									
Convector/Radiator	100%					2034		* *	1

Air Conditioning

Energy Source									
Electricity	100%					2037		* *	1
<i>Conversion Equipment</i>									
<i> Window/Wall Unit</i>									

Window/Wall Unit	70%			2024		\$87,000	1		
No Component	30%								

Ventilation

Distribution									
Ductwork/Diffusers	100%					LIFE		* *	\$32,100

Exhaust Fans									
Roof	100%					2029		\$99,000	2
<i> Malfunctioning, Extent : Light, Area Affected : 33%</i>									

Location : Roof, 1 Of 3 Defective Exhaust Fan Motor

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping	Brass/Copper	100%	Now	\$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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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*** 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-NEW DAY TWO
Address : 1138 LONGFELLOW AVENUE BTWN: WESTCHESTER AV. - HOME ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0071.000 / 4348 **Yr Built/Renovated** : 1906 / 1992
Area Sq Ft : 27,720 **Project Type** : HUMAN RESOURCES
Date of Survey : 25-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2758 **Lot** : 6 **BIN** : 2006302

CAPITAL	FY 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$341,500			
Interior Architecture	\$406,800			
Electrical		\$210,900		
Total	\$748,400	\$210,900		
Importance Code A	\$341,500			
Importance Code B	\$406,800	\$210,900		
Total	\$748,400	\$210,900		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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
Total	\$86,100	\$7,200	\$79,400	\$4,400
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			
Total	\$86,100	\$7,200	\$79,400	\$4,400



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

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									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
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>							
Ceilings									
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	
Site Enclosure									
Fence/Gates									
Chain Link		100%		2040		**			
Site Pavements									
Public Sidewalk									
Cast in Place Concrete		100%		2043		**			
On-Site Walkways									
Cast in Place Concrete		100%		2043		**			
Activity Yard									
Rubber Matting		100%		2035		**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts									
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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TRANSITIONAL HOUSING-NEW DAY TWO
Asset # : 4348

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2040		**	1	
Panelboards								
Fused Disc Sw	5%			2038		**	5	
Molded Case Bkrs	95%			2038		**	5	\$700
Wiring								
Thermoplastic	100%			2040		**	1	
Motor Controllers								
Locally Mounted	100%			2035		**	5	\$200
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$400
Lighting								
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
Alarm								
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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2040		**	1	
Conversion Equipment								
Steam Boiler	100%			2035		**	1	\$27,500
<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>								
Distribution								
Steam Piping/Pump	100%			2040		**		

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TRANSITIONAL HOUSING-NEW DAY TWO
Asset # : 4348

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices	Convector/Radiator	100%			2035		** 1	\$9,000	
Air Conditioning									
Energy Source	Electricity	100%			2046		** 1		
Conversion Equipment									
Window/Wall Unit		80%			2025	\$47,800	1		
No Component		20%							
Ventilation									
Distribution	Ductwork/Diffusers	10%			LIFE		** 2-5	\$1,500	
No Component		90%							
Exhaust Fans	Roof	10%			2035		** 2	\$100	
No Component		90%							
Plumbing									
H/C Water Piping	Brass/Copper	10%	0-2	\$6,400	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%							
Fire Suppression									
Sprinkler	No Component	98%							
	Generic	2%			2040		** 1-2	\$200	

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