

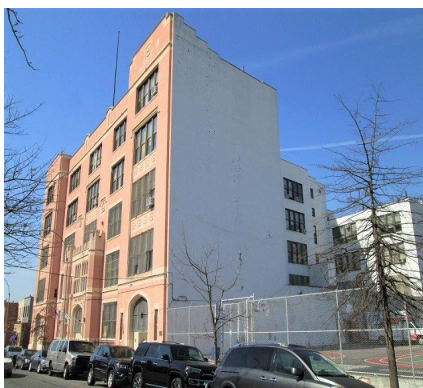
Print Date : 19-Oct-2021

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



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

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

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof	Modified Bitumen	60%	Now	\$915,100	2042	* *			1
	Alligatoring, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Blisters, Extent : Severe, Area Affected : 20%								
	Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gymnasium								
	Drains Clogged, Extent : Severe, Area Affected : 2%								
	Location : Roof C								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : Roofs A, B, E								
	Recent Repair Evident, Extent : N/A, Area Affected : 15%								
	Location : Roof B And E								
	Vegetation Growth, Extent : Moderate, Area Affected : 5%								
	Location : Roof A And E								
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location : Over Junction Of First Floor Corridor And Gymnasium, Roofs A, B, E								
	Modified Bitumen	30%	0-2	\$457,500	2042	* *			
	Alligatoring, Extent : Moderate, Area Affected : 50%								
	Location : Roof F And G								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Roof F And G								
	Play Surface	5%	Now	\$72,500	2042	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : First Floor Roof								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : First Floor Roof								
	Skylight, Metal/Glass	5%			2042	* *	10	\$17,000	
Interior									

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$12,400	LIFE	* *	5	\$47,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout Basement							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Basement, Incomplete Con-Ed Piping Work							
	Ceramic Tile	12%	0-2	\$222,300	2035	* *	5	\$13,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Marble Panels	5%	4+	\$17,300	LIFE	* *	5	\$8,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Fulton Lobby							
	Quarry Tile	5%	4+	\$343,400	2052	* *	5	\$8,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Kitchen							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
	Terrazzo	1%	4+	\$5,600	LIFE	* *	5	\$1,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Lobby							
	Vinyl Tile	20%	Now	\$406,300	2042	* *	3	\$16,200	
		Uneven Substrate, Extent : Moderate, Area Affected : 50%							
		Location : Fourth Floor Corridor Near Room 408, 5th Floor Corridor							
	Vinyl Tile	40%			2037	* *	3	\$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	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement And Lower Level								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Electrical Room And Throughout								
Ceramic Tile	10%	Now	\$2,800	2035	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Fiberglass Panel	2%			LIFE	**	10		
Gypsum Board	28%	2-4	\$1,200	LIFE	**	5	\$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	2%			LIFE	**	10	\$100	
Marble Panels	3%	2-4	\$2,400	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Plaster	50%	Now	\$12,100	LIFE	**	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout, Below Cafeteria, Auditorium Stage Left, 4th Floor Offices								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout, Below Cafeteria, Auditorium Stage Left, 4th Floor Offices								
Ceilings								
AcousTileSusp.Lay-In	25%	0-2	\$193,300	2045	**	5	\$27,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Throughout, 4th Floor, Cafeteria								
Exposed Struc: Concrete	10%	2-4	\$153,800	LIFE	**	5	\$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Gypsum Board	15%	Now	\$18,100	LIFE	**	5	\$40,500	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Room 500 Closet								
Plaster	50%	Now	\$470,400	LIFE	**	5	\$67,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout 5th Floor (Rooms 500, 503, Stair 5a), Throughout 2nd Floor (Rooms 200, 202, 203), Auditorium At Old Skylights, Ceiling Over Booth Near Auditorium								
Paint Peeling, Extent : Moderate, Area Affected : 40%								
Location : Throughout 5th Floor (Rooms 500, 503, Stair 5a), Throughout 2nd Floor (Rooms 200, 202, 203), Auditorium At Old Skylights, Ceiling Over Booth Near Auditorium								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Auditorium Stage Right								
Explanation : Steel Support For Light Severely Corroded								

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Asset # : 1951

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

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

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Asset # : 1951

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	80%			2032	\$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	
	Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
	Location : 5th Floor Mechanical Room								
	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	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	50%			2032	\$176,100	10	\$66,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	95%	0-2	\$505,400	2042	* *	2	\$3,400	
		Abandoned in Place, Extent : Moderate, Area Affected : 95%							
		Location : 5th Floor Elevator Machine Room, Basement							
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 90%							
		Location : 5th Floor Elevator Machine Room, Basement							
		Explanation : Exhaust Fan Not Used For Decades. Abandoned As Per Our Escort.							
	Roof	5%			2032	\$12,400	2	\$200	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof A							
		Explanation : Exhaust Fans On The Roof Are For Kitchen Only							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$1,114,600	1		
	Water Heater								
	Electric	2%			2025	\$2,600	4		
		Abandoned in Place, Extent : Light, Area Affected : 2%							
		Location : 5th Floor Girls Bathroom, Room 554 Next To Boys Bathroom.							
	Gas Fired	98%	Now	\$89,400	2032	\$89,400	2	\$1,600	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Water Heater And Hot Water Storage Tank Disconnected. Not Working Since Boilers Were Decommissioned.							
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby To 5th Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$72,800	
	Sprinkler								
	No Component	98%							
	Generic	2%			2032	\$29,300	1-2	\$800	

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Fire Suppression									
	Fire Pump								
	Generic	100%			2035	* *	1	\$27,000	
Chemical System									
	No Component	97%							
	Generic	3%	Now	\$100	2027	\$900	1-3	\$100	
Not in Service, Extent : Moderate, Area Affected : 100%									
Location : Kitchen Not In Use So System Not Tested									

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Print Date : 19-Oct-2021

HUMAN RESOURCES ADMINISTRATION - FY 2022

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

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

Interior

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

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

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

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

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$9,200	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Rating Available							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$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	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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	
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

5%

2027

\$21,100

1-3

\$1,200

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

Generic, Digital

25%

2032

\$105,600

1-3

\$5,900

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Hot Water Boiler

100%

2030

\$294,600

1

\$18,300

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

Distribution

Hot Wtr Piping/Pump

100%

2040

* *

4

\$2,700

Terminal Devices

Convactor/Radiator

100%

2030

\$204,600

1

\$11,900

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Reciprocating

50%

2042

* *

1

\$8,600

Compr/Chiller

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

Window/Wall Unit

50%

2027

\$39,800

1

Heat Rejection

Water Cooling Tower

100%

2037

* *

2

\$37,200

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

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$32,600

Exhaust Fans

Interior

90%

2027

\$122,400

2

\$1,000

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

Roof

10%

2032

\$6,300

2

\$100

Plumbing

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

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

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Print Date : 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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	2-4	\$22,900	LIFE	**	5	\$17,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
	Masonry: Brick	75%	4+	\$35,100	LIFE	**	5	\$52,600	
		Horizontal Cracks, Extent : Light, Area Affected : 2% Location : Bulkhead Stair Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25% Location : North And South Bulkheads Vertical Cracks, Extent : Light, Area Affected : 5% Location : South Wing							
	Masonry: Granite	10%	2-4	\$45,800	LIFE	**	5	\$5,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 5% Location : Steps At East Entrance Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Steps At East Entrance							
	Masonry: Limestone	10%	2-4	\$94,000	LIFE	**	5	\$5,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 5% Location : Balusters Over North And South Entrances Staining/Discoloring, Extent : Light, Area Affected : 40% Location : Throughout							
Windows									
	Aluminum	30%			2048	**	5	\$2,900	
	Metal Louvers	5%			2035	**	10	\$3,000	
		Corrosion/Rusting, Extent : Light, Area Affected : 25% Location : Ground Level Courtyard							
	Wood	65%	Now	\$195,200	2057	**	5	\$31,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50% Location : Throughout Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout Split/Cracked, Extent : Moderate, Area Affected : 50% Location : Throughout							
Parapets									
	Masonry: Brick	90%			LIFE	**	5-10	\$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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HUMAN RESOURCES ADMINISTRATION - 096
BUSHWICK MULTI SERVICE CENTER
Asset # : 1952

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$23,000	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch							
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		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Elevator Mechanical Room							
	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		
		Insulation Aged, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,500	LIFE	* *	5	\$800	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2037	* *	10	\$34,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%			2032	\$19,800	10	\$7,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	10%			2027	\$66,400	2	\$100	
	LED	5%			2037	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Office, Stairways							
		Explanation : LED Lighting Fixtures							
	Egress Lighting								
	Emergency, Battery	40%			2037	* *	10	\$5,200	
	Emergency, Battery	10%			2027	\$8,100	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			
		Malfunctioning, Extent : Moderate, Area Affected : 25%							
		Location : Roof Parapet							
		Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 10%							
		Location : Roof Parapet							
	Incandescent	1%	Now	\$1,900	2042	* *	2		
		Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Main Entrance Stairs							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Entrance Steps							
		Explanation : Two Ornamental Post Style Light Fixtures Are Missing Globes And Bulbs							
	No Component	90%							
Alarm									
	Security System								
	No Component	25%							
	Generic	75%			2040	* *	1	\$15,200	
		Other Observation, Extent : N/A, Area Affected : 25%							
		Location : Basement First Floor And Second Floor							
		Explanation : Intrusion Alarm And CCTV Security Cameras							

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2040

* *

1-3

\$10,000

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

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Steam Boiler

100%

Now

\$72,500

2037

* *

1

\$48,200

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

Distribution

Steam Piping/Pump

100%

2032

\$247,600

Terminal Devices

Convactor/Radiator

100%

2030

\$299,800

1

\$17,500

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Split Unit

10%

2037

* *

Window/Wall Unit

70%

2027

\$81,700

1

No Component

20%

Plumbing

H/C Water Piping

Brass/Copper

100%

2-4

\$8,400

2042

* *

1

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

Water Heater

Gas Fired

100%

2030

\$34,200

2

\$800

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

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

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

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

Interior

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

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

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

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

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2032	\$20,400	5	\$200	
Enclosure Corroded, Extent : Light, Area Affected : 5%									
Location : Basement. Service End Box									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1,000 Ampere Main Disconnect Switch									
	Fused Disc Sw	50%			2032	\$20,400	5	\$200	
Other Observation, Extent : Light, Area Affected : 30%									
Location : Electrical Room									
Explanation : One 800 Ampere Main Disconnect Switch Labelled Emergency									
Switchgear / Switchboard									
	Fused Disc Sw	100%			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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	Fluorescent	3%			2027	\$6,900	10	\$2,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Clinic									
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									

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

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

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

Alarm

Security System

No Component

Generic

80%

10%

2027

\$31,600

1

\$3,500

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

Generic

10%

2027

\$31,600

1

\$3,500

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

Fire/Smoke Detection

No Component

Generic, Analog

80%

20%

2027

\$216,400

1-3

\$12,000

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

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

Heating

Energy Source

Fuel Oil No 2

100%

2042

* *

5

\$29,300

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

Conversion Equipment

Steam Boiler

50%

Now

\$158,300

2052

* *

1

\$42,100

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

Steam Boiler

50%

2030

\$316,600

1

\$46,800

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

Distribution

Steam Piping/Pump

100%

0-2

\$432,600

2062

* *

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	20%			2032	\$275,200	1	\$11,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Supply Fans With Coils In Ductwork.							
	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			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Metropolitan Clinic							
		Explanation : Outdoor Unit Located Outside The Building By The Parking. Indoor Units Inside The Clinic Are Not Accessible.							
	Window/Wall Unit	70%			2027	\$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		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Water Heater								
	Gas Fired	100%			2030	\$59,700	2	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement. Boiler Room							
		Explanation : Three Units, 75 Gallons Each.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Explanation : Basement Floor Drains Backup With A Heavy Rain.							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	50%			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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** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Bathrooms							
Vertical Transport	Elevators								
	Geared Traction	100%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 5th Floor							
		Explanation : One Unit							
Fire Suppression	Standpipe								
	Generic	100%			2032	\$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	

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.

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	FY 2025	FY 2026
Exterior Architecture		\$23,600		
Interior Architecture	\$57,900	\$13,100		\$600
Electrical	\$900	\$3,900	\$1,000	\$900
Mechanical	\$32,200	\$36,400	\$5,200	\$2,700
Site Pavements	\$11,000			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$106,800	\$82,000	\$11,200	\$9,100
Importance Code A	\$1,500	\$25,200	\$1,500	\$1,500
Importance Code B	\$56,600	\$56,800	\$9,700	\$7,600
Importance Code C	\$48,700			
Total	\$106,800	\$82,000	\$11,200	\$9,100



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$33,400	
	Masonry: Limestone	5%			LIFE	**	5	\$1,700	
	Stucco Cement	20%			2042	**	5	\$22,200	
Windows									
	Aluminum	82%	Now	\$218,200	2045	**	5	\$5,900	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Apartments								
	Hardware Missing, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Apartments								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Throughout Apartments								
	Explanation : Fire Safety Gates Over Windows Not Functioning Properly								
	Aluminum	18%			2054	**	5	\$2,600	
Parapets									
	Masonry: Brick	45%			LIFE	**	5	\$2,400	
	Masonry: Limestone	5%			LIFE	**	5	\$300	
	Metal Rail	50%			2042	**	5-10	\$47,700	
Roof									
	Modified Bitumen	98%			2034	**	10	\$22,300	
	Ponding, Extent : Light, Area Affected : 2%								
	Location : Adjacent To Bulkhead Door								
	Skylight, Metal/Glass	2%			2049	**	10	\$1,500	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$10,900	
	Ceramic Tile	10%			2032	\$106,900	5	\$5,000	
	Quarry Tile	20%			2034	**	5	\$15,000	
	Sheet Vinyl/Rubber	15%			2034	**	5	\$11,200	
	Vinyl Tile	10%			2029	\$46,900	3	\$2,500	
	Worn/Eroded, Extent : Light, Area Affected : 5%								
	Location : Office And Meeting Room								
	Wood	35%	Now	\$127,400	2044	**	5	\$16,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Apartments								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
	Location : Below Windows In Apartments								
	Uneven Surface, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Apartments								

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

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

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

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

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

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

Site Pavements

Activity Yard

Cast in Place Concrete 15% Now \$1,600 2042 * *

Ponding, Extent : Moderate, Area Affected : 10%

Location : Side Yard

Sinking/Subsiding, Extent : Moderate, Area Affected : 10%

Location : Side Yard

Pavers/Stone 30% 2038 * *

Rubber Matting 55% Now \$7,800 2034 * *

Ponding, Extent : Moderate, Area Affected : 10%

Location : Side Yard

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

Location : Side Yard

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

Location : Side Yard

Explanation : Sinking/heaving

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

Under 600 Volts

Service Equipment

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

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

Location : Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch

Switchgear / Switchboard

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

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

Generic 100% LIFE * * 5 \$500

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

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

Fluorescent

60%

2029

\$337,900

10

\$17,100

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

Fluorescent

10%

2034

* *

10

\$2,800

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

Egress Lighting

Emergency, Battery

40%

2029

\$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

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

Distribution

Hot Wtr Piping/Pump

100%

2028

\$50,000

4

\$2,300

Terminal Devices

Convactor/Radiator

100%

0-2

\$17,200

2027

\$171,800

1

\$9,000

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

Air Conditioning

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2024	\$13,400	1		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : First Floor							
		Explanation : Office Space Only							
	No Component	80%							
Dehumidifier									
	Generic	100%			2027	\$100			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : 1 Unit. 50 Percent Of Basement Area Covered By Dehumidifier							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,300	
	Exhaust Fans								
	Roof	100%			2029	\$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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Sets							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$11,700	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Backyard							
	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	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 5th Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2039	**	1-2	\$900	

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

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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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Metal Panel	5%			2044	**	10	\$2,300	
	Modified Bitumen	85%			2036	**	10	\$21,200	
	Modified Bitumen	10%	Now	\$7,500	2036	**			
	Alligatoring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ponding, Extent : Severe, Area Affected : 10%								
	Location : Over Main Lobby								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Over Main Lobby								
Soffits									
	Stucco Cement	100%			2044	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$5,800	
	Mosaic Tile	5%			2044	**	5	\$6,600	
	Panel/Paver: Cer/Brk	10%			2047	**	5	\$11,900	
	Vinyl Tile	55%	Now	\$27,400	2031	\$274,300	3	\$10,900	
	Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
	Location : 2nd Floor Offices								
	Worn/Eroded, Extent : Severe, Area Affected : 10%								
	Location : 2nd Floor Offices								
	Vinyl Tile	23%			2036	**	3	\$4,600	
	Wood	2%			2046	**	5	\$2,000	
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$2,900	
	Concrete Masonry Unit	20%			LIFE	**	5	\$4,600	
	Gypsum Board	30%			LIFE	**	5	\$10,300	
	Gypsum Board	20%			LIFE	**	5	\$6,900	
	Metal Panel	15%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$1,700	
Ceilings									
	AcousTileSusp.Lay-In	50%	0-2	\$94,900	2036	**	5	\$13,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : 1st Floor Offices								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor								
	AcousTileSusp.Lay-In	25%			2044	**	5	\$13,300	
	Exposed Struc: Concrete	25%	2-4	\$47,200	LIFE	**	5	\$2,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Main Lobby								
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Main Lobby								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Main Lobby								
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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	Now	\$9,600	2066		**		
				Corrosion/Rusting, Extent : Severe, Area Affected : 10%					
				Location : Base Of Iron Pickets					
				Other Observation, Extent : Severe, Area Affected : 30%					
				Location : Jackson Avenue Perimeter					
				Explanation : Support Base For Gates Crumbled And Broken					
Retaining Walls									
	Cast in Place Concrete	100%			2066		**		
Site Pavements									
	Public Sidewalk								
	Asphalt	90%	Now	\$64,300	2046		**		
				Broken/Missing Elements, Extent : Severe, Area Affected : 10%					
				Location : Throughout					
				Cracking/Crumbling, Extent : Severe, Area Affected : 20%					
				Location : Jackson Avenue					
				Sinking/Subsiding, Extent : Severe, Area Affected : 20%					
				Location : Jackson Avenue, East 151th Street, Concord Avenue					
				Other Observation, Extent : Light, Area Affected : 90%					
				Location : Jackson Avenue, East 151th Street, Concord Avenue					
				Explanation : Asphalt Pavers/ Stone					
	Cast in Place Concrete	10%	Now	\$16,400	2051		**		
				Cracking/Crumbling, Extent : Severe, Area Affected : 80%					
				Location : Throughout					
On-Site Walkways									
	Asphalt	90%	Now	\$64,800	2046		**		
				Broken/Missing Elements, Extent : Severe, Area Affected : 80%					
				Location : Throughout					
				Cracking/Crumbling, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
				Misaligned/Bulging, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Severe, Area Affected : 60%					
				Location : Throughout					
				Tripping Hazard, Extent : Severe, Area Affected : 20%					
				Location : Throughout					
				Other Observation, Extent : Light, Area Affected : 90%					
				Location : Throughout					
				Explanation : Asphalt Pavers/ Stone					
	Cast in Place Concrete	10%	Now	\$16,500	2051		**		
				Cracking/Crumbling, Extent : Severe, Area Affected : 90%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Severe, Area Affected : 60%					
				Location : Throughout					
Parking/Driveway									
	Asphalt	100%			2034		**		

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

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

Site Pavements

Activity Yard

Rubber Matting

100% 2-4 \$24,400 2031 \$81,500

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

Location : Play Area

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

Location : Play Area

Explanation : Debris And Rocks Throughout. Unsafe To Use

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2031 \$9,200 5 \$1,000

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

Location : Electrical Room First Floor

Explanation : One 1,400 Ampere Main Disconnect Switch

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

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

Location : Water Main

Explanation : Corroded

Lighting

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

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

Lighting

Interior Lighting

Fluorescent

20%

2036

* *

10

\$6,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Offices In Second And Third Floor**Explanation : T-8 Lamps*

Fluorescent

50%

2031

\$44,700

10

\$16,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : First, Second And Third Floor Hallway Offices**Explanation : T-8 Lamps*

Fluorescent

25%

2026

\$22,400

10

\$8,400

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Mechanical And Electrical Room, Some In Second And Third Floor*

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 (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2041

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Using No.2 Oil*

Conversion Equipment

Hot Water Boiler

100%

2036

* *

1

\$18,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : One Boiler*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution	Hot Wtr Piping/Pump	100%	Now	\$5,900	2039	**	4	\$1,800	
		Corroded, Extent : Moderate, Area Affected : 2%							
		Location : Boiler Room. Corroded Supply And Return Piping And Bad Insulation							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Bolier Room Header Piping Leaking.							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Penthouse Boiler Room							
		Explanation : Supply Line Leaking Water Profusely Causing Water Infiltration To Floors Below							
Terminal Devices									
Air Handler		40%			2031	\$213,700	1	\$9,100	
Convactor/Radiator		60%			2044	**	1	\$7,100	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Explanation : Heat Not Evenly Distributed Through The Radiators.							
Air Conditioning									
Energy Source	Electricity	100%			2047	**	1		
Conversion Equipment									
Centrifugal, Elec Chiller		80%	Now	\$34,400	2034	**	1	\$28,600	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
No Component		20%							
Distribution									
CW & CHW Wtr Pipe/Pump		100%	Now	\$1,900	2041	**	4	\$1,800	
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Mechanical Room. Broken Circulation Pump							
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	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Automatic Make-up Water Valve Malfunctioning							
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	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Roof Exhaust Fans Malfunctioning.							
Plumbing									
H/C Water Piping	Galvanized Steel	100%			2044	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	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%							
			Other Observation, Extent : Moderate, Area Affected : 20%						
			Location : 1st And 3rd Floor						
			Explanation : Three Bathrooms Out Of Order Due To Leaks						
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 3rd Floor						
			Explanation : One Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$18,500	

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Print Date : 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



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HUMAN RESOURCES ADMINISTRATION - 096

OBERIA D. DEMPSEY MULTI SERVICE CTR (ANNEX)

Asset # : 1950

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$36,000	
Masonry: Brick	30%			LIFE	**	5	\$27,600	
Masonry: Limestone	5%			LIFE	**	5	\$3,500	
Stucco Cement	60%			2045	**	5	\$69,100	
Windows								
Aluminum	100%	Now	\$288,600	2057	**	5	\$3,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Windows								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Street Facade								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Corridor Windows								
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5-10	\$19,200	
Masonry: Brick	50%			LIFE	**	5-10	\$11,500	
Metal: Cage/Fence	15%			2037	**	5-10	\$3,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,100	
Stucco Cement	10%			2045	**	5	\$900	
Roof								
Modified Bitumen	95%			2037	**	10	\$7,800	
Skylight, Metal/Glass	5%			2032	\$67,300	10	\$1,400	
Interior								
Floors								
Carpet	10%			2031	\$28,000	3	\$3,000	
Ceramic Tile	5%			2035	**	5	\$1,000	
Vinyl Tile	75%			2037	**	3	\$5,600	
Vinyl Tile	10%	Now	\$18,600	2042	**	3	\$700	
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$1,800	
Glass: Single Pane	5%	4+	\$1,200	LIFE	**	5	\$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Stairwell								
Gypsum Board	90%			LIFE	**	5-10	\$54,100	
Ceilings								
AcousTileSusp.Lay-In	90%			2045	**	5	\$17,900	
Gypsum Board	10%			LIFE	**	5-10	\$6,800	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2052	**			
Iron Picket	40%			2052	**			
Site Pavements								

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

Asset # : 1950

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

Site Pavements

Public Sidewalk

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

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

Under 600 Volts

Raceway

Conduit	100%		2042	**	1
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Panelboards

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

Thermoplastic	100%		2042	**	1
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Lighting

Interior Lighting

Fluorescent	83%		2027	\$26,800	10	\$10,100
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T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	2%		2032	\$600	10	\$200
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Staircase

Fluorescent	15%		2032	\$4,800	10	\$1,800
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%		2032	\$9,900	10	\$1,600
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Exit, Service	50%		2032	\$2,000	1	
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Exterior Lighting

HID	20%		2032	\$11,100	10	
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No Component	80%					
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Alarm

Fire/Smoke Detection

No Component	70%					
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Generic, Digital	30%		2032	\$45,500	1-3	\$2,500
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : Strobel Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns Fed From The Main Fire Alarm Panel At The Main Building

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

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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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$11,600	2032	\$231,900	4	\$700	
				Steam Traps Faulty, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
	Terminal Devices								
	Convactor/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	
				Other Observation, Extent : Light, Area Affected : 20%					
				Location : 4th Floor Stairway					
				Explanation : 1 Connection Only					

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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	FY 2025	FY 2026
Exterior Architecture	\$99,100		\$7,700	
Interior Architecture	\$163,100		\$19,800	\$13,600
Electrical	\$5,200	\$2,500	\$4,200	\$3,200
Mechanical	\$73,000	\$33,900	\$34,100	\$34,300
Site Pavements	\$16,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$361,200	\$40,300	\$69,800	\$55,000
Importance Code A	\$112,100	\$13,100	\$20,800	\$13,100
Importance Code B	\$177,300	\$27,200	\$49,000	\$41,900
Importance Code C	\$71,800			
Total	\$361,200	\$40,300	\$69,800	\$55,000



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 (FORMER PS 68)

Asset # : 1962

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1962

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Macadam	5%	Now	\$5,700	2037	**	5	\$1,300	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Basement Tunnels Under Courtyard Playground Which House Main Electrical Feeds							
	Built-Up (BUR)	5%			2037	**	10	\$3,800	
	Modified Bitumen	90%	Now	\$101,800	2037	**			
		Blisters, Extent : Light, Area Affected : 20%							
		Location : Various Locations Throughout							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas On Roof							
		Seams Open/Split, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Cracks Within Roof Membrane							
Interior									
Floors									
	Carpet	5%			2031	\$139,500	3	\$14,800	
	Cast in Place Concrete	10%			LIFE	**	5	\$86,600	
	Ceramic Tile	5%	Now	\$21,200	2035	**	5	\$4,900	
		Worn/Eroded, Extent : Severe, Area Affected : 15%							
		Location : Shower Rooms 214							
	Quarry Tile	5%			2037	**	5	\$14,800	
	Terrazzo	10%			LIFE	**	5	\$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	**			
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Water Tank Bulkhead							
	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	**			

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

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

Asset # : 1962

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$8,100	2045	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : West 127th Street</i>									

On-Site Walkways

Cast in Place Concrete	90%	2-4	\$2,200	2037	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Front Areaway</i>									

Masonry: Granite	10%			LIFE	* *				
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Activity Yard

Asphalt	40%	4+	\$6,600	2041	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Play Yard</i>									

Cast in Place Concrete	40%			2037	* *				
Rubber Matting	20%			2032	\$42,500				

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Conduit	100%			2042	* *		1		
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Panelboards

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

Wiring

Thermoplastic	100%			2042	* *		1		
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Motor Controllers

Locally Mounted	90%			2037	* *		5	\$800	
Locally Mounted	10%			2030	\$12,700		5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE	* *		5	\$3,900	
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Lighting

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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

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

Location : Throughout The Building

Fluorescent

15%

2032

\$48,300

10

\$18,200

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

Location : Staircases

HID

2%

2027

\$4,700

10

\$100

Incandescent

1%

2027

\$16,200

2

LED

2%

2040

* *

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

Location : Gymnasium

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

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

Location : Courtyard, Back And Front

Explanation : 4 CCTV Surveillance Cameras Only

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$453,800

1-3

\$25,200

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

Location : Hallways

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2042

* *

1

Fuel

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

Location : Basement

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

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

Asset # : 1962

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

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

Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%	0-2	\$40,800	2042	**	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Galvanized Steel	20%			2030	\$120,100	1		
	HW Heat Exchanger								
	Steam Fired	100%			2042	**	4	\$13,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement. Boiler Room							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$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	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	No Component	25%							
	Generic	75%			2042	**	1-5	\$50,000	
	Sprinkler								
	No Component	90%							
	Generic	10%			2032	\$134,000	1-2	\$3,700	
	Fire Pump								
	Generic	100%			2041	**	1	\$24,700	
	Chemical System								
	Generic	100%			2030	\$28,900	1-3	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set							

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

Estimates are rounded to the nearest hundred dollars.

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

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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	FY 2025	FY 2026
Exterior Architecture	\$59,300		\$3,600	
Interior Architecture	\$133,300			\$24,500
Electrical	\$2,600	\$2,200	\$3,100	\$2,200
Mechanical	\$17,100	\$3,100	\$5,800	\$2,400
Site Enclosure	\$17,900			
Site Pavements	\$69,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$303,900	\$9,200	\$16,500	\$33,000
Importance Code A	\$60,800	\$1,400	\$5,000	\$1,400
Importance Code B	\$148,100	\$7,800	\$11,400	\$11,100
Importance Code C	\$95,000			\$20,500
Total	\$303,900	\$9,200	\$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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	99%	Now	\$458,100	LIFE	* *	5	\$55,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : At Window Surrounds								
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : North And East Facade								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : West Facade								
	Vertical Cracks, Extent : Light, Area Affected : 5%								
	Location : East And West Facade								
	Pre-Cast Concrete	1%			LIFE	* *	5	\$3,600	
Windows									
	Aluminum	83%			2040	* *	5	\$5,600	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Street Level								
	Explanation : Protective Metal Grilles								
	Glass Block	15%	Now	\$5,500	LIFE	* *	5	\$600	
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Head Start Classrooms								
	Metal Louvers	2%			2035	* *	10	\$800	
Parapets									
	Masonry: Brick	50%	Now	\$33,500	LIFE	* *	5	\$5,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : South East Corner Of Facade								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : South Facade								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : South East Corner Of Facade								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : South Facade								
	Metal Panel	5%	Now	\$8,900	2052	* *	5	\$1,000	
	Seams Open/Split, Extent : Moderate, Area Affected : 25%								
	Location : Metal Coping								
	Stucco Cement	45%	4+	\$6,700	2045	* *	5	\$6,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Interior Parapet Walls								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior Parapet Walls								
	Explanation : Stucco Cement Cover Concrete Masonry Unit								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%	Now	\$987,600	2042	**			
Alligatoring, Extent : Severe, Area Affected : 100%									
Location : Roof									
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Throughout									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Throughout									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout Roof									
Ponding, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Roof Penetrations									
Soffits									
	Exposed Struc: Steel	50%			LIFE	**	5	\$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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Corridors And Room Thresholds									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Base Of Wall In Corridors									
Interior Walls									
	Ceramic Tile	50%			2041	**	5	\$41,000	
	Concrete Masonry Unit	10%			LIFE	**	5	\$6,600	
	Gypsum Board	40%			LIFE	**	5-10	\$55,800	
Ceilings									
	AcousTileSusp.Lay-In	65%	2-4	\$25,000	2037	**	5	\$14,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Clinic, Offices And Classrooms									
	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	
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%									
Location : Lobby									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Corridors									
Site Enclosure									

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2042	**	5	\$800	
	Raceway								
	Conduit	100%			2042	**	1		
	Panelboards								
	Fused Disc Sw	2%			2040	**	5		
	Molded Case Bkrs	98%			2040	**	5	\$700	
	Wiring								
	Thermoplastic	100%			2042	**	1		
	Motor Controllers								
	Locally Mounted	50%			2037	**	5	\$100	
	Locally Mounted	50%			2030	\$25,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$800	
Lighting									
	Interior Lighting								
	Fluorescent	1%			2032	\$700	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	99%			2032	\$69,500	10	\$26,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2032	\$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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Waiting Areas, Offices, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2037	**	1-3	\$17,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2042	* *	1		
Conversion Equipment	Furnace	75%			2037	* *	1	\$10,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 7 Rooftop Package Units							
	Hot Water Boiler	25%			2037	* *	1	\$3,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	25%			2040	* *	4	\$500	
	No Component	75%							
Terminal Devices									
	Convactor/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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 7 Units. R-410a							
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,400	
Exhaust Fans	Roof	100%	0-2	\$4,900	2037	* *	2	\$700	
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : Roof							
Plumbing									
H/C Water Piping	Brass/Copper	100%			2042	* *	1		
Water Heater	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	

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

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

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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



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

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

Interior

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

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

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

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

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

Activity Yard

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**		5	\$300	
<i>Other Observation, Extent : 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	
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Raceway

Conduit	100%			2050	**		1		
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Panelboards

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

Wiring

Thermoplastic	100%			2040	**		1		
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Motor Controllers

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

Grounding Devices

Generic	100%	4+	\$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 (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	25%			2035	* *	10	\$14,600	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Basement, Offices And 2nd To 7th Floor Hallway							
	Fluorescent	10%			2035	* *	10	\$5,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Recreation Room							
Fluorescent		20%			2035	* *	10	\$11,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Various Locations							
Incandescent		45%			2030	\$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		
		Malfunctioning, Extent : Moderate, Area Affected : 50% Location : Rear Yard							
No Component		80%							
Alarm									
Security System									
No Component		70%							
Generic		30%			2035	* *	1	\$7,100	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Stairs, Basement, 1st Floor							
		Explanation : High Definition Cameras With Night Vision							
Fire/Smoke Detection									
No Component		70%							
Generic, Analog		30%			2030	\$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 (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Electricity	3%			2040	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Basement And 1st Floor							
		Explanation : 10 Electric Heaters - Ceiling Mounted							
	Natural Gas	97%			2040	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	90%			2043	* *	1	\$28,400	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Of 124 W. 127 Street Explanation : 1 Boiler Serves All Four Buildings							
	Hot Water Boiler	7%	0-2	\$35,600	2050	* *	1	\$2,000	
		Corroded, Extent : Severe, Area Affected : 2% Location : Court Yard, Deteriorated Boiler Stack							
	Radiant Heater	3%			2030	\$35,100	2	\$900	
Distribution									
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$3,100	
Terminal Devices									
	Convactor/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		
		Other Observation, Extent : Light, Area Affected : 100% Location : Side Of The Building Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Into the Building							
Backflow Preventer									
	Generic	100%			2030	\$16,800	1	\$3,900	
Fixtures									
	Generic	100%							
Vertical Transport									

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 - 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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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HUMAN RESOURCES ADMINISTRATION - 096
TRANSITIONAL HOUSING - HORIZONS
Asset # : 4346

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

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

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

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

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

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

Interior

Ceilings

Exposed Struc: Steel	5%		LIFE	**					
Gypsum Board	75%		LIFE	**	5	\$26,100			
Plaster	20%		LIFE	**	5	\$3,500			

Site Enclosure

Fence/Gates

Chain Link	40%		2049	**					
Iron Picket	60%		2064	**					

Free Standing Walls

Masonry: Brick	100%		2049	**					
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Retaining Walls

Cast in Place Concrete	100%		2064	**					
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2042	**					
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Activity Yard

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

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

Switchgear / Switchboard

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

Conduit	100%		2039	**	1				
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Panelboards

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

Wiring

Thermoplastic	100%		2039	**	1				
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Motor Controllers

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

Grounding Devices

Generic	100%		LIFE	**	5	\$300			
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Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2029	\$95,900	10	\$4,800	
				T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Hallways, Offices And Basement					
	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	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways, Front And Right Side Of The Building					
				Explanation : Cctv Surveillance Cameras					
Fire/Smoke Detection									
	Generic, Digital	100%			2034	* *	1-3	\$10,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2027	\$140,400	1	\$8,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 3 Units					
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$1,400	2037	* *	4	\$900	
				Other Observation, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Explanation : Temperature Control Malfunction					
Terminal Devices									
	Convactor/Radiator	100%			2034	* *	1	\$5,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		

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

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

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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



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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2039	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2037	* *	5		
	Molded Case Bkrs	95%			2037	* *	5	\$600	
	Wiring								
	Thermoplastic	100%			2039	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2034	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2029	\$232,200	10	\$11,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	40%			2029	\$185,800	10	\$9,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Apartment Units 1st Floor To 4th Floor							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	5%			2024	\$23,200	10	\$1,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	3%			2037	* *	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
	LED	2%			2037	* *			
	Egress Lighting								
	Emergency, Battery	50%			2029	\$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 (Yrs)	Estimated Cost	Priority

Heating

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

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

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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
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	
Worn/Eroded, Extent : Moderate, Area Affected : 40%									
Location : Kitchens In Residences Throughout									
Wood		40%	Now	\$39,400	2045	**	5	\$10,100	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : Residences									
Interior Walls									
Ceramic Tile		10%			2033	**	5	\$2,500	
Concrete Masonry Unit		15%			LIFE	**	5	\$1,500	
Gypsum Board		50%	Now	\$2,800	LIFE	**	5	\$7,400	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Residences On 6th Floor									
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	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Residences On 6th Floor									
Plaster		25%			LIFE	**	5	\$4,200	
Site Enclosure									
Fence/Gates									
Chain Link		80%			2040	**			
Iron Picket		20%			2050	**			
Free Standing Walls									
Cast in Place Concrete		100%			2050	**			

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete

90%

2050

* *

Masonry: Fieldstone

10%

Now

\$1,000

2040

* *

*Broken/Missing Elements, Extent : Severe, Area Affected : 50%**Location : Stone Cracks Under Entrance To 11 West 136th Street*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2035

* *

On-Site Walkways

Cast in Place Concrete

100%

2035

* *

Activity Yard

Not Accessible

100%

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2040

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Ampere, One 200 Ampere And One 100 Ampere Main Disconnect Switch*

Raceway

Conduit

100%

2040

* *

1

Panelboards

Fused Disc Sw

10%

2038

* *

5

Molded Case Bkrs

90%

2038

* *

5

\$400

Wiring

Thermoplastic

100%

2040

* *

1

Motor Controllers

Locally Mounted

100%

2035

* *

5

\$100

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

25%

2030

\$84,400

10

\$4,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement, Multipurposed Room, Comfort Room And Offices**Explanation : T-12 Lamps*

Fluorescent

10%

2035

* *

10

\$1,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways - First Through Sixth Floors**Explanation : T-5 Lamps*

Incandescent

65%

2025

\$219,300

2

\$300

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2030	\$13,800	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%							
	Generic, Analog	30%			2030	\$63,800	1-3	\$3,400	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2035	**	1	\$9,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Gas Fired Sectional Hot Water Boiler								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$900	
	Terminal Devices								
	Convactor/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		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,100	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2030	\$6,400	2	\$100	
	Wall Unit	10%			2030	\$700	2	\$100	
	No Component	70%							

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

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

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Print Date : 19-Oct-2021

HUMAN RESOURCES ADMINISTRATION - FY 2022

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

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



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

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

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

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

Now

\$39,600

2024

\$197,900

1-3

\$9,700

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

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

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Steam Boiler

100%

Now

\$19,300

2034

* *

1

\$51,400

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

Distribution

Steam Piping/Pump

100%

Now

\$26,400

2039

* *

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

Terminal Devices

Convactor/Radiator

100%

2034

* *

1

\$18,600

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

70%

2024

\$87,000

1

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$32,100

Exhaust Fans

Roof

100%

2029

\$99,000

2

\$1,800

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

Plumbing

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

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

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Print Date : 19-Oct-2021

HUMAN RESOURCES ADMINISTRATION - FY 2022

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

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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%			LIFE	**	5	\$11,200	
	Masonry: Fieldstone	12%			LIFE	**	5	\$4,100	
	Slate Panels	3%	Now	\$78,000	LIFE	**	5	\$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Window Sills									
Cracking/Crumbling, Extent : Severe, Area Affected : 75%									
Location : Window Sills									
	Stucco Cement	60%			2043	**	5	\$67,500	
Windows									
	Aluminum	100%	Now	\$263,500	2046	**	5	\$5,700	
Air Infiltration, Extent : Severe, Area Affected : 60%									
Location : Apartment Units									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Parapets									
	Metal: Cage/Fence	10%			2047	**	5-10	\$5,700	
	Pre-Cast Concrete	15%			LIFE	**	5	\$7,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Parapet Walls									
	Stucco Cement	75%			2047	**	5	\$14,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parapet Walls									
Explanation : Installed Over Brick Walls									
Roof									
	Modified Bitumen	95%			2038	**	10	\$14,400	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Roof									
	Skylight, Metal/Glass	5%			2050	**	10	\$2,500	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$9,000	
	Ceramic Tile	10%			2039	**	5	\$4,100	
	Quarry Tile	20%			2043	**	5	\$12,400	
	Traffic Topping	5%			2035	**	5	\$2,600	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Basement Floor									
Explanation : Epoxy Coating On Floor									
	Vinyl Tile	10%			2030	\$38,800	3	\$1,600	
	Wood	45%	Now	\$406,800	2058	**	5	\$17,400	
Deteriorated Finish, Extent : Severe, Area Affected : 20%									
Location : Throughout									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	4+	\$3,400	2039	* *	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	10%	4+	\$11,000	LIFE	* *	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	75%	4+	\$15,400	LIFE	* *	5	\$20,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	10%	Now	\$4,000	LIFE	* *	5	\$1,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Bulkheads							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Bulkheads							
Ceilings									
	AcousTileSusp.Lay-In	5%			2043	* *	5	\$2,100	
		Recent Installation, Extent : N/A, Area Affected : 5%							
		Location : Basement							
	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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 400 Ampere Main Disconnect Switches									
Switchgear / Switchboard									
	Fused Disc Sw	20%			2040	* *	5		
	Molded Case Bkrs	80%			2040	* *	5	\$600	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside The Building									
Explanation : Steam Boiler Replacement Has Been Scheduled. One Temporary Boiler Is Being Used.									
Distribution									
	Steam Piping/Pump	100%			2040	* *			

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2035	* *	1	\$9,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2025	\$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		
		Leak Evident, Extent : Moderate, Area Affected : 30% Location : A, B, And D Lines							
	Brass/Copper	90%			2040	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	98%							
	Generic	2%			2040	* *	1-2	\$200	

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