

Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

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	: 15-Apr-2025	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors G,1,2,3,4,5		
Block	: 1548	Lot	: 19
		BIN	: 3042090

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$4,206,000	
Interior Architecture	\$1,726,300	\$1,796,900
Electrical		\$3,986,300
Mechanical	\$3,207,600	\$9,572,600
Site Pavements	\$93,900	
Total	\$9,233,700	\$15,355,800
Importance Code A	\$4,961,500	\$51,400
Importance Code B	\$4,272,200	\$15,304,400
Total	\$9,233,700	\$15,355,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$140,800			
Interior Architecture	\$119,900		\$22,300	\$8,100
Electrical	\$58,100	\$13,500	\$14,000	\$18,100
Mechanical	\$100,000	\$25,100	\$40,500	\$27,800
Site Enclosure	\$12,000			
Site Pavements	\$11,000			
Elevators/Escalators	\$7,700	\$7,700	\$7,700	\$7,700
Total	\$449,300	\$46,200	\$84,500	\$61,600
Importance Code A	\$140,800	\$14,300	\$14,300	\$14,300
Importance Code B	\$282,200	\$31,900	\$70,200	\$47,300
Importance Code C	\$26,400			
Total	\$449,300	\$46,200	\$84,500	\$61,600



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
BEDFORD STUY. MULTI SERVICE CTR. P.S. 28 - BK TENANT

Asset # : 1951

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$19,900	
	<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>							
	<i>Location : North And South Sides</i>							
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$31,100	
Masonry: Brick	43%	Now	\$70,500	LIFE	* *	5	\$17,100	
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	* *	5	\$3,000	
Metal: Cage/Fence	2%			2041	* *	5	\$3,500	
Stucco Cement	40%	Now	\$90,200	2049	* *	5	\$19,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : East And West Sides</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : East And West Sides</i>							
Windows								
Aluminum w/ Guards	98%	Now	\$2,534,500	2061	* *	5	\$19,800	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	2%	Now	\$26,800	2051	* *			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Parapets								
Cast Stone/Terra Cotta	10%	2-4	\$416,100	LIFE	* *	5	\$29,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	50%	2-4	\$48,300	LIFE	* *	5	\$19,100	
	<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : At Clay Tile Coping</i>							
	<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Stucco Cement	40%	Now	\$94,200	2041	* *	5	\$19,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout Lower And Upper Roofs</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout Lower And Upper Roofs</i>							

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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	\$667,000	2046		* *		1
<i>Alligatoring, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roofs Over Auditorium, Fourth Floor North Wing, First Floor Corridor Between Cafeteria And Gymnasium</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Roof C</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Junction Of High Wall Over Roof On First Floor Corridor To Cafeteria</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roofs A, B, E</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 15%</i>								
<i>Location : Roofs B And E</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roofs A And E</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Over Junction Of First Floor Corridor And Gymnasium, Roofs A, B, E</i>								
Modified Bitumen	30%	0-2	\$333,500	2046		* *		
<i>Alligatoring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof F And G</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roofs F And G</i>								
Play Surface	5%	Now	\$38,700	2046		* *		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Roof</i>								
Skylight, Metal/Glass	5%			2046		* *	\$17,000	
Interior								

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Asset # : 1951

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$36,800	LIFE	**	5	\$47,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement, Incomplete Con-Ed Piping Work</i>								
Ceramic Tile	12%	0-2	\$292,600	2039	**	5	\$13,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	4+	\$47,400	LIFE	**	5	\$8,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fulton Lobby</i>								
Quarry Tile	5%	4+	\$318,200	2056	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Worn/Erode, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Terrazzo	1%	4+	\$4,000	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	20%	Now	\$358,400	2046	**	3	\$16,200	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fourth Floor Corridor Near Room 408, 5th Floor Corridor</i>								
Vinyl Tile	30%			2041	**	3	\$24,300	
Vinyl Tile 9" X 9"	10%	Now	\$86,500	2031	\$1,729,300	3	\$8,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout 5th Floor</i>								
Wood	7%			2064	**	5	\$28,400	

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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%	2-4	\$3,500	LIFE		* *		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement And Lower Level</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Electrical Room And Throughout</i>								
Ceramic Tile	10%	Now	\$2,500	2039		* *	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Fiberglass Panel	2%			LIFE		* *	10	
Glass Block	2%			LIFE		* *	10	\$100
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Near Kitchen</i>								
Gypsum Board	26%	2-4	\$700	LIFE		* *	5	\$1,400
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	2%			LIFE		* *	10	\$100
Marble Panels	3%	2-4	\$2,400	LIFE		* *		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	50%	Now	\$11,100	LIFE		* *	5	\$1,400
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Below Cafeteria, Auditorium Stage Left, 4th Floor Offices</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Below Cafeteria, Auditorium Stage Left, 4th Floor Offices</i>								
Ceilings								
AcousTileSusp.Lay-In	25%	0-2	\$179,800	2049		* *	5	\$27,000
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, 4th Floor, Cafeteria</i>								
Exposed Struc: Concrete	10%	2-4	\$162,000	LIFE		* *	5	\$3,400
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	Now	\$11,300	LIFE		* *	5	\$40,500
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 500 Closet</i>								
Plaster	50%	Now	\$328,800	LIFE		* *	5	\$67,600
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout 5th Floor Rooms 500, 503, Stair 5a, Throughout 2nd Floor Rooms 200, 202, 203, Auditorium At Old Skylights, Ceiling Over Booth Near Auditorium</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout 5th Floor Rooms 500, 503, Stair 5a, Throughout 2nd Floor Rooms 200, 202, 203, Auditorium At Old Skylights, Ceiling Over Booth Near Auditorium</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Auditorium Stage Right</i>								
<i>Explanation : Steel Support For Light Severely Corroded</i>								

Site Enclosure

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Asset # : 1951

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	95%	Now	\$4,100	2056		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Playground/ Near Trash Area</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 35%</i>								
<i>Location : Playground Fence</i>								
Iron Picket	5%			2071		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Herkimer Street</i>								
Retaining Walls								
Cast in Place Concrete	95%	Now	\$7,900	2056		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Around Play Yard</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Near Main Entrance</i>								
<i>Explanation : Trash/ Debris</i>								
Masonry: Brick	5%			2046		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	Now	\$49,400	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fulton Street</i>								
Cast in Place Concrete	45%	Now	\$44,500	2041		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : By Dumpster Southeast Corner Of Lot</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Corner Of Howard Avenue</i>								
Pavers/Stone	5%			2045		**		
On-Site Walkways								
Cast in Place Concrete	100%			2041		**		
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$2,000	2049		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Dumpster On Herkimer</i>								
Activity Yard								
Asphalt	100%	4+	\$8,900	2039		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Playground</i>								

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	Priority

Under 600 Volts

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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								
Fused Disc Sw	100%			2036	\$51,400	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room - Basement</i>								
<i>Explanation : Electrical Equipment Shows Signs Of Corrosion Due To Previous Water Leakage; Currently, No Active Leakage Is Observed.</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	\$292,600	5	\$600	
<hr/>								
Raceway								
Conduit	80%			2036	\$231,100	1		
Conduit	20%			2046	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2035	\$15,000	5	\$200	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Basement</i>								
<hr/>								
Molded Case Bkrs	95%			2035	\$284,400	5	\$3,600	
<hr/>								
Wiring								
Braided Cloth	40%			2035	\$159,800	1		
Thermoplastic	60%			2046	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2034	\$181,400	5	\$1,000	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,200	
<i>Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sprinkler Room- Basement</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	12%			2036	\$258,400	10	\$15,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gym</i>								
<hr/>								
Fluorescent	30%			2031	\$646,100	10	\$39,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Fluorescent	50%			2036	\$1,076,800	10	\$66,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Incandescent	7%			2031	\$280,200	2	\$200	
LED	1%			2041	**			
<hr/>								
Egress Lighting								
Emergency, Battery	33%			2041	**	10	\$11,500	
Exit/Emergency Light	33%			2041	**			
Combo								
Exit, Battery	34%			2036	\$69,600	10	\$3,300	

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

Lighting

Exterior Lighting

LED	10%			2044	**			
No Component	90%							

Alarm

Security System

Generic	100%			2041	**	1	\$53,900	
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Fire/Smoke Detection

Generic, Analog	100%			2031	\$372,300	1-3	\$91,600	
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

Heating

Energy Source

Fuel Oil No 2	100%			2036	\$331,500	5	\$44,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Oil Tank Room</i>								
<i>Explanation : Two 7,500 Gallon Tanks</i>								

Conversion Equipment

Steam Boiler	100%	Now	\$755,500	2049	**	1	\$128,800	1
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Three Units. Temporary Boiler Is Located On Fulton Street Side</i>								

Distribution

Steam Piping/Pump	100%	Now	\$115,700	2036	\$1,156,900			
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room, Cafeteria, Gymnasium And Other Locations</i>								

Terminal Devices

Air Handler	40%	Now	\$543,700	2036	\$1,087,500	1	\$32,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Areas</i>								

Convactor/Radiator	40%			2034	\$472,500	1	\$18,700	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Fan Coil Unit/Heat	15%			2031	\$537,300	1	\$7,000	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								

Unit Heater - Steam	5%			2031	\$41,000	4	\$1,000	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Controls								
Pneumatic	100%	Now	\$1,394,800	2034	\$2,789,600			
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Areas, Classrooms, Cafeteria, Gymnasium And Other Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Split Unit	15%			2041	**			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Telecom Room, Various Offices</i>								
Window/Wall Unit	20%			2029	\$109,500	1		
No Component	65%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2041	**	2	\$15,100	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	85%			LIFE	**	2-5	\$108,400	
<i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$19,100	
Exhaust Fans								
Interior	90%	Now	\$288,300	2036	\$576,700	2	\$3,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Areas</i>								
Roof	10%			2031	\$28,000	2	\$400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roofs</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	\$1,855,500	1		
Water Heater With Tanks								
Electric	1%			2029	\$500	4		
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room 554, 5th Floor Girls Toilet Room</i>								
Gas Fired	99%	Now	\$33,800	2036	\$33,800	2		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit, 200mbh 40 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

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

Asset # : 1951

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2027	\$4,400	4	\$4,600	
Fixtures Generic	100%							
Booster Pump w/Tank Generic	100%			2031	\$36,200	1	\$16,500	
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Lobby To 5th Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe Generic	100%			2036	\$665,200	1-5	\$75,500	
Sprinkler No Component	95%							
Generic	5%			2036	\$99,900	1-2	\$2,000	

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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 : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

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 : 15-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3444 **Lot** : 22 **BIN** : 3080067

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$872,700	\$167,500
Interior Architecture	\$334,700	\$263,300
Electrical		\$1,429,300
Mechanical	\$163,800	\$1,320,100
Site Enclosure	\$70,300	
Total	\$1,441,500	\$3,180,200
Importance Code A	\$967,000	\$167,500
Importance Code B	\$293,700	\$3,012,700
Importance Code C	\$180,800	
Total	\$1,441,500	\$3,180,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$57,300			\$14,800
Interior Architecture	\$100,600		\$15,100	\$3,000
Electrical	\$58,900	\$5,100	\$6,200	\$5,800
Mechanical	\$3,300	\$9,100	\$8,100	\$8,100
Site Enclosure	\$7,400			
Site Pavements	\$8,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$243,600	\$21,400	\$36,700	\$38,800
Importance Code A	\$57,300	\$5,400	\$5,400	\$20,100
Importance Code B	\$173,400	\$16,000	\$31,300	\$18,700
Importance Code C	\$12,900			
Total	\$243,600	\$21,400	\$36,700	\$38,800



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$22,000	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$216,500	LIFE	**	5	\$52,600	
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Wing</i>								
Masonry: Granite	10%	Now	\$55,200	LIFE	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steps At East Entrance</i>								
Masonry: Limestone	10%	Now	\$82,800	LIFE	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Balusters Over North And South Entrances</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	30%			2052	**	5	\$2,900	
Metal Louvers	5%	2-4	\$2,700	2039	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Ground Level Courtyard</i>								
Wood	65%	Now	\$252,800	2061	**	5	\$31,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$4,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Of Parapet</i>								
<i>Explanation : Roofing Membrane Installed On Interior Parapet Wall</i>								
Metal Panel	10%			2046	**	5	\$300	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Roll Roofing	25%	Now	\$63,800	2038	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roll Roofing	45%			2035	\$114,900	5	\$29,500	
Single Ply Membrane	25%	Now	\$201,500	2046	**			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>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Bulkheads</i>								
Skylight, Metal/Glass	5%	Now	\$27,600	2046	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stairs</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$6,800	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	20%	Now	\$90,800	2045	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets Throughout</i>								
Sheet Vinyl/Rubber	5%			2036	\$263,300	5	\$6,000	
Terrazzo	20%	0-2	\$30,100	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridor</i>								
Vinyl Tile	30%	2-4	\$133,400	2046	**	3	\$9,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	20%			2064	**	5	\$30,200	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$8,900	
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Basement Mechanical Rooms</i>								
Ceramic Tile	15%	Now	\$58,600	2045	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Gypsum Board	15%	Now	\$3,000	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement Corridors</i>								
Masonry: Brick	5%			LIFE	**	10	\$1,100	
Plaster	60%	Now	\$51,900	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Bulkheads, Boiler Room, Basement Corridor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$6,700	2041	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Plaster	90%	Now	\$44,100	LIFE	**	5	\$45,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads, Basement Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Bulkheads</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$70,300	2056	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chauncey Street</i>								

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	Now	\$7,400	2056	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Stair To Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exterior Stair To Basement</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$8,800	2049	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

On-Site Walkways

Cast in Place Concrete	100%			2049	**		
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Parking/Driveway

Asphalt	100%			2039	**		
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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

Fused Disc Sw	100%			2036	\$25,300	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2036	\$195,100	5	\$1,400
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Raceway

Conduit	100%			2036	\$144,600	1	
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Panelboards

Fused Disc Sw	5%			2035	\$7,000	5	\$100
Molded Case Bkrs	95%			2035	\$132,700	5	\$1,400

Wiring

Braided Cloth	30%			2035	\$59,900	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Thermoplastic	70%			2036	\$139,700	1	
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Motor Controllers

Locally Mounted	100%			2034	\$71,700	5	\$400
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Ground

Grounding Devices

Generic	100%	0-2	\$10,400	LIFE	**	5	\$800	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Stand Main Control Valve Room</i>								

Lighting

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

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	
Lighting								
Interior Lighting Fluorescent	70%			2031	\$564,600	10	\$34,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2031	\$121,000	10	\$7,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	15%			2044	* *			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Office, Stairways</i>								
<i>Explanation : LED Lighting Fixtures</i>								
Egress Lighting								
Emergency, Battery	40%			2041	* *	10	\$5,200	
Emergency, Battery	10%			2031	\$9,100	10	\$1,300	
Exit, Battery	50%			2041	* *	10	\$1,800	
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2041	* *	1	\$20,200	
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Basement First Floor And Second Floor</i>								
<i>Explanation : Intrusion Alarm And CCTV Security Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	\$33,300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Automatic Alarm Dial Out To Fire Department Is Not Functional</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$94,300	2041	* *	1	\$48,200	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room. Three Boilers Are Not Working</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 10 Multiple Units, Converted Steam System</i>								
Distribution								
Steam Piping/Pump	100%			2036	\$433,300			

*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
BUSHWICK MULTI SERVICE CENTER
Asset # : 1952

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2034	\$442,500	1	\$17,500	
Controls								
Electrical	100%			2031	\$300,800			
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Split Unit	10%			2041	**			
Window/Wall Unit	70%			2031	\$143,500	1		
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$69,500	2046	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Connecting Pipe At Water Main, Basement</i>					
Water Heater With Tanks								
Gas Fired	100%			2034	\$34,200	2		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 100 Gallon Tank</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2031	\$10,800	4	\$1,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$27,300	

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Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

Asset Name : COMMONWEALTH AVENUE SRO
Address : 1150 COMMONWEALTH AVENUE
Borough : BRONX **Agency's Number** : SR05
Program / Asset # : DHS0078.000 / 4450 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 73,771 **Project Type** : HUMAN RESOURCES
Date of Survey : 16-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3752 **Lot** : 13 **BIN** : 2088552

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$114,300	\$122,800
Interior Architecture	\$231,600	\$2,592,600
Mechanical	\$435,300	\$298,700
Site Pavements	\$134,500	
Total	\$915,700	\$3,014,200
Importance Code A	\$271,100	\$122,800
Importance Code B	\$644,600	\$2,891,300
Total	\$915,700	\$3,014,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$4,200		\$14,400	\$9,400
Interior Architecture	\$45,000	\$14,500		
Electrical	\$18,200	\$12,000	\$12,900	\$13,400
Mechanical	\$37,000	\$12,000	\$56,700	\$14,600
Site Enclosure	\$16,000			
Site Pavements	\$600			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$135,300	\$53,000	\$98,400	\$51,900
Importance Code A	\$4,200	\$3,600	\$18,200	\$13,100
Importance Code B	\$70,200	\$49,300	\$80,200	\$38,800
Importance Code C	\$61,000			
Total	\$135,300	\$53,000	\$98,400	\$51,900



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
COMMONWEALTH AVENUE SRO
Asset # : 4450

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$122,800	
Window Wall	5%			2054	**	5	\$24,200	
Windows								
Aluminum	100%			2050	**	5	\$18,900	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$12,200	
Masonry: Brick	50%			LIFE	**	5	\$12,000	
Metal Panel	5%			2054	**	5	\$4,600	
Roof								
Modified Bitumen	100%	Now	\$114,300	2039	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof Into Television Room</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal, Corrugated	100%	Now	\$4,200	2064	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Main Entrance</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Main Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$24,200	
Ceramic Tile	5%			2043	**	5	\$5,500	
Vinyl Tile	85%			2034	\$2,592,600	3	\$35,200	
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	25%	Now	\$45,000	LIFE	**	5	\$9,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side, 4th Floor Apartments</i>								
Glass: Single Pane	10%			LIFE	**	5	\$7,200	
Gypsum Board	65%			LIFE	**	5	\$37,300	
Ceilings								
Exposed Struc: Concrete	70%	Now	\$231,600	LIFE	**	5	\$12,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
Gypsum Board	30%			LIFE	**	5	\$41,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2044	**			
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$16,000	2054	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Patio</i>								

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HUMAN RESOURCES ADMINISTRATION - 096
COMMONWEALTH AVENUE SRO
Asset # : 4450

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2069		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$600	2047		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side At Tree Pits</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2047		**		
Parking/Driveway								
Asphalt	100%			2037		**		
Activity Yard								
Cast in Place Concrete	100%	Now	\$134,500	2054		**		
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Patio</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Patio</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Patio</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : North Patio</i>								
<i>Explanation : Has Been Closed Off Due To Hazard</i>								

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								
Fused Disc Sw	100%			2044		**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044		**	5	\$300
Raceway								
Conduit	100%			2044		**	1	
Panelboards								
Fused Disc Sw	10%			2042		**	5	\$200
Molded Case Bkrs	90%			2042		**	5	\$1,700
Wiring								
Thermoplastic	100%			2044		**	1	
Motor Controllers								
Locally Mounted	100%			2039		**	5	\$500
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$1,100

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HUMAN RESOURCES ADMINISTRATION - 096
COMMONWEALTH AVENUE SRO
Asset # : 4450

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	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$22,700	
Generators								
Diesel	100%			2037	**	1	\$28,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room 1st Floor</i>						
		<i>Explanation : One 156 Kilovolt Amperes, 125 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2027	\$2,500	5	\$2,700	
Fuel Storage								
Main Tank	100%			2049	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 175 Gallons</i>						
Lighting								
Interior Lighting								
LED	100%			2039	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Building</i>						
		<i>Explanation : LED System Installed In 2015.</i>						
Egress Lighting								
Emergency, Service	60%			2034	\$27,300	1		
Exit, Service	40%			2039	**	1		
Exterior Lighting								
LED	20%			2039	**			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	**	5	\$500	
Alarm								
Security System								
Generic	100%			2042	**	1	\$27,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Building</i>						
		<i>Explanation : Cameras Security System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2042	**	1-3	\$46,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		

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HUMAN RESOURCES ADMINISTRATION - 096
COMMONWEALTH AVENUE SRO
Asset # : 4450

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	100%	0-2	\$156,800	2039	**	1	\$32,800	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room. One Boiler Is Not Working</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Units Which Also Supply Domestic Hot Water</i>								
Distribution Hot Wtr Piping/Pump	100%			2042	**	4	\$3,600	
Terminal Devices Air Handler	10%			2029	\$138,800	1	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Four Units On The Roof</i>								
<i>Explanation : Units Provide Fresh Air To Corridors, Heating Component Is Abandoned In Place.</i>								
Convector/Radiator	90%			2039	**	1	\$21,400	
Air Conditioning								
Energy Source Electricity	100%			2050	**	1		
Conversion Equipment Split Unit	10%			2034	\$175,200			
Window/Wall Unit	50%			2029	\$139,700	1		
No Component	40%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,100	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Exhaust Fans Interior	20%			2034	\$65,400	2	\$500	
Roof	80%	Now	\$11,500	2039	**	2	\$1,400	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 11 Of 93 Toilet Exhaust Fans On Roof</i>								
Plumbing								
H/C Water Piping Galvanized Steel	100%			2039	**	1		
HW Heat Exchanger Not Accessible	100%							
Sanitary Piping Cast Iron	100%	Now	\$18,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement. Sewage Backing Up In Basement</i>								
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Sanitary Pipe</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		

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HUMAN RESOURCES ADMINISTRATION - 096
COMMONWEALTH AVENUE SRO
Asset # : 4450

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2034	\$14,800	4	\$1,600	
Sewage Ejector(s) Electric	100%			2029	\$38,600	4	\$2,900	
Backflow Preventer Generic	100%			2039	* *	1	\$4,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To The 4th Floor</i>						
		<i>Explanation : Two Units.</i>						
Fire Suppression								
Sprinkler Generic	100%			2054	* *	1-2	\$20,700	
Chemical System Generic	100%			2032	\$58,100	1-10	\$29,000	

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Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

Asset Name : E.119 STREET VETERANS RESIDENCE
Address : 22 EAST 119TH STREET BTWN MADISON AVE. - 5TH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0059.000 / 2594 **Yr Built/Renovated** : 1992 / 2005
Area Sq Ft : 66,490 **Project Type** : HUMAN RESOURCES
Date of Survey : 16-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1745 **Lot** : 5 **BIN** : 1076434

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$120,600	\$73,200
Interior Architecture	\$136,200	
Electrical		\$2,200,200
Mechanical	\$238,100	\$413,100
Total	\$494,900	\$2,686,500
Importance Code A	\$177,100	\$73,200
Importance Code B	\$252,000	\$2,613,300
Importance Code C	\$65,700	
Total	\$494,900	\$2,686,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$44,000		\$1,000	
Interior Architecture	\$147,700			\$11,000
Electrical	\$53,300	\$10,800	\$11,100	\$12,900
Mechanical	\$33,900	\$15,600	\$15,700	\$11,100
Site Pavements	\$14,900			
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Total	\$309,200	\$41,800	\$43,000	\$50,400
Importance Code A	\$46,000	\$3,300	\$4,300	\$3,300
Importance Code B	\$230,500	\$38,500	\$38,800	\$47,100
Importance Code C	\$32,800			
Total	\$309,200	\$41,800	\$43,000	\$50,400



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HUMAN RESOURCES ADMINISTRATION - 096
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	2-4	\$120,600	LIFE	**	5	\$73,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Window Wall	25%			2056	**	5	\$91,600	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$16,000	2052	**	5	\$8,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Insect Screens</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2045	**	10	\$5,500	
Parapets								
Concrete Masonry Unit	53%			LIFE	**	5-10	\$12,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Explanation : Staining Discoloring</i>								
Masonry: Brick	30%			LIFE	**	5-10	\$9,100	
Metal Panel	5%	2-4	\$400	2046	**	5	\$400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Rail	2%			2049	**	5-10	\$1,600	
No Component	10%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Two Storey Building</i>								
<i>Explanation : Lower Roof</i>								
Roof								
Modified Bitumen	100%	2-4	\$9,600	2041	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower Roof</i>								
Soffits								
Stucco Cement	100%			2049	**	5		

Interior

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HUMAN RESOURCES ADMINISTRATION - 096
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,400	
Sheet Vinyl/Rubber	1%	Now	\$32,400	2046	**	5	\$700	
<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Elevators</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Elevators</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevators</i>								
Vinyl Tile	89%	2-4	\$48,700	2041	**	3	\$33,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$24,100	LIFE	**	5	\$5,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage And Electrical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Storage And Electrical Room</i>								
Glass Block	3%			LIFE	**	10	\$1,000	
Glass: Single Pane	12%			LIFE	**	5	\$15,400	
Gypsum Board	70%			LIFE	**	5-10	\$101,600	
Ceilings								
Exposed Struc: Concrete	65%			LIFE	**	5-10	\$80,500	
Gypsum Board	35%	Now	\$12,100	LIFE	**	5	\$43,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Copy Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Copy Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Copy Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2056	**			
Iron Picket	15%			2056	**			
Retaining Walls								
Cast in Place Concrete	100%			2071	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$5,000	2049	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East 118th Street</i>								
On-Site Walkways								
Cast in Place Concrete	50%			2049	**			
Pavers/Stone	50%			2045	**			

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HUMAN RESOURCES ADMINISTRATION - 096
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway Asphalt	100%			2039		**		
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Basketball Court</i>								
<i>Explanation : Dumpster Area</i>								
Activity Yard								
Asphalt	10%	Now	\$4,900	2051		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basketball Court</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basketball Court</i>								
Cast in Place Concrete	65%	Now	\$5,000	2049		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
Pavers/Stone	25%			2045		**		

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 Fused Disc Sw	100%			2036	\$25,300	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 800 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2036	\$162,600	5	\$300	
Raceway Conduit	100%			2036	\$115,900	1		
Panelboards Fused Disc Sw	10%			2035	\$9,000	5	\$200	
Molded Case Bkrs	90%			2035	\$80,800	5	\$1,600	
Wiring Thermoplastic	100%			2036	\$173,900	1		
Motor Controllers Locally Mounted	100%			2034	\$207,400	5	\$400	
Ground								
Grounding Devices Generic	100%			LIFE		**	5	\$2,000
Stand-by Power								
Transfer Switches Automatic	100%			2034	\$13,700	1	\$20,500	

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HUMAN RESOURCES ADMINISTRATION - 096

E.119 STREET VETERANS RESIDENCE

Asset # : 2594

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	Priority
Stand-by Power Generators Diesel	100%			2032	\$108,600	1	\$25,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room First Floor</i>								
<i>Explanation : One 250 Kilowatts</i>								
Batteries Lead/Acid	100%			2027	\$2,500	5	\$2,500	
Fuel Storage Main Tank	100%			2039	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator First Floor</i>								
<i>Explanation : One 175 Gallons</i>								
Lighting Interior Lighting Fluorescent	40%			2031	\$404,700	10	\$24,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : T8 Lamps</i>								
Fluorescent	20%			2031	\$202,300	10	\$12,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Buidling</i>								
<i>Explanation : T12 Lamps</i>								
LED	40%			2036	\$447,700			
Egress Lighting Emergency, Service	60%			2031	\$24,600	1		
Exit, Service	40%			2031	\$11,500	1		
Exterior Lighting HID	5%			2031	\$15,500	10		
LED	5%			2041	**			
No Component	90%							
Alarm Security System Generic	50%			2031	\$62,400	1	\$12,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Generic	50%			2031	\$62,400	1	\$12,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection Generic, Digital	100%			2031	\$171,500	1-3	\$42,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detector, Manual Pull Box And Fire Alarm Panel</i>								

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HUMAN RESOURCES ADMINISTRATION - 096
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Furnace	20%			2036	\$41,400	1	\$6,600	
Hot Water Boiler	40%			2041	**	1	\$13,200	
Hot Water Boiler	40%	Now	\$56,500	2049	**	1	\$11,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room. One Boiler Inoperable</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$4,900	
Terminal Devices								
Convactor/Radiator	100%			2041	**	1	\$21,500	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2036	\$145,800	2	\$800	
Window/Wall Unit	60%			2031	\$151,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,700	
Exhaust Fans								
Interior	10%			2036	\$29,500	2	\$200	
Roof	30%	0-2	\$3,900	2036	\$38,700	2	\$500	
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof. 15 Percent Of Roof Exhaust Fan Is Not Working</i>								
Roof	60%			2036	\$77,400	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	**	1		
HW Heat Exchanger								
HTHW/HW	50%			2046	**			
HTHW/HW	50%	Now	\$55,900	2066	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Coils In Broken Boiler Not Working</i>								
Sanitary Piping								
Cast Iron	50%	0-2	\$125,600	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement. Leaking Sewer System</i>								
Cast Iron	50%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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HUMAN RESOURCES ADMINISTRATION - 096
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sump Pump(s)							
Non-Submersible	50%			2036	\$6,700	4	\$1,100
Submersible	50%			2029	\$1,000	4	\$1,100
Sewage Ejector(s)							
Electric	100%			2036	\$34,800	4	\$4,000
Backflow Preventer							
No Component	50%						
Generic	50%			2036	\$14,800	1	\$2,000
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Only On Sprinkler And Standpipe Service</i>					
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE		**	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
		<i>Location : C-6</i>					
		<i>Explanation : Two Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2046	**	1-5	\$33,500
Sprinkler							
Generic	100%			2046	**	1-2	\$18,600
Fire Pump							
Generic	100%			2039	**	1	\$12,400

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Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

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 : 11-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1808 **Lot** : 8 **BIN** : 1054888

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,700,400	\$104,400
Interior Architecture	\$579,600	\$3,961,200
Electrical	\$86,700	\$3,032,800
Mechanical	\$365,400	\$5,386,400
Site Enclosure	\$58,500	
Site Pavements	\$491,100	
Total	\$3,281,700	\$12,484,800
Importance Code A	\$1,700,400	\$928,300
Importance Code B	\$1,158,900	\$11,556,500
Importance Code C	\$422,500	
Total	\$3,281,700	\$12,484,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$77,000			
Interior Architecture	\$150,200		\$1,700	\$14,700
Electrical	\$49,200	\$8,800	\$9,100	\$11,800
Mechanical	\$81,800	\$19,400	\$60,600	\$21,200
Site Pavements	\$900			
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Total	\$366,600	\$35,700	\$78,900	\$55,100
Importance Code A	\$109,000	\$9,400	\$9,400	\$9,400
Importance Code B	\$174,200	\$26,300	\$67,800	\$45,800
Importance Code C	\$83,400		\$1,700	
Total	\$366,600	\$35,700	\$78,900	\$55,100



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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
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	\$429,700	LIFE	**	5	\$104,400	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : North And East Facade, Ground Level</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Foundation Wall On 120th Street Into Basement Electrical Room</i>								
Masonry: Limestone	5%	Now	\$137,000	LIFE	**	5	\$4,300	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout - Cornice And Lintels</i>								
Stucco Cement	5%	Now	\$6,600	2041	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Top Of Wall At Parapet Level</i>								
Windows								
Aluminum	40%	Now	\$48,800	2044	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout - Front And Rear Of Building</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout - Front And Rear Of Building</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Aluminum w/ Guards	60%	Now	\$98,500	2044	**	5	\$7,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout - Front And Rear Of Building</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,800	LIFE	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Main Roof</i>								
Masonry: Brick	78%			LIFE	**	5-10	\$81,500	
Masonry: Limestone	7%	Now	\$59,600	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$18,900	2041	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Discoloration</i>								
Roof								
Single Ply Membrane	100%	Now	\$906,000	2046	**			1
<i>Adhesion Failure, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Main Roof</i>								
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Pre-cast Concrete	100%			LIFE	**	5		
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	1%			2032	\$24,700	3	\$2,800	
Ceramic Tile	3%	Now	\$11,800	2032	\$236,500	5	\$2,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Marble Panels	2%	4+	\$18,400	LIFE	**	5	\$2,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Auditorium Entry</i>							
Sheet Vinyl/Rubber	5%			2036	\$457,400	5	\$10,500	
Terrazzo	4%			LIFE	**	5	\$8,700	
Vinyl Tile	80%	Now	\$309,000	2036	\$3,090,100	3	\$41,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Corridors, Basement</i>							
	<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Corridors, Server Room</i>							
Not Accessible	5%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Basement Vault</i>							
	<i>Explanation : Basement Vault Unsafe To Enter. Water Penetration Reported In Basement Vault.</i>							
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,400	LIFE	**			
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout Basement</i>							
Ceramic Tile	5%	Now	\$7,500	2039	**	5	\$3,400	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Old Hospital Wing Kitchen</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Old Shower Room</i>							
Concrete Masonry Unit	10%			LIFE	**	5	\$11,000	
Folding Partition	1%			2044	**	5	\$3,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Room 112 Cafeteria Room</i>							
	<i>Explanation : Location Noted</i>							
Glass: Single Pane	5%	Now	\$8,300	LIFE	**	5	\$5,100	
	<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Stairs</i>							
Gypsum Board	2%			LIFE	**	5-10	\$4,700	
Marble Panels	3%			LIFE	**	10	\$1,600	
Plaster	60%	0-2	\$40,000	LIFE	**	5	\$24,600	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
SGFT/Glazed Masonry	9%			LIFE	**	10	\$6,200	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$11,600	2041	**	5	\$3,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Locker Room</i>								
Exposed Struc: Concrete	5%	Now	\$104,800	LIFE	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Telecom Room, Exposed Lintel</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Telecom Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pump Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Vault</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$14,000	
Fiber Board	5%	0-2	\$2,200	2036	\$109,000			
<i>Loose Units, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Exit 1 G</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%	Now	\$4,600	LIFE	**	5	\$3,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Hospital Ward Kitchen</i>								
Plaster	78%	Now	\$165,800	LIFE	**	5	\$68,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2046	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Iron Picket	25%	Now	\$58,500	2056	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout - East 120th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$127,200	2041	**			
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Along East 120th Street</i>								
On-Site Walkways								
Cast in Place Concrete	95%	4+	\$900	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Stair / Ramp</i>								
Masonry: Granite	5%			LIFE	**			

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

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

Site Pavements

Parking/Driveway
Asphalt

100% Now \$364,000 2049 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%
Location : Throughout

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	Priority

Under 600 Volts

Service Equipment
Fused Disc Sw

50% Now \$22,600 2066 * * 5 \$100
Enclosure Corroded, Extent : Moderate, Area Affected : 5%
Location : Basement. Service End Box
Water Present, Extent : Severe, Area Affected : 10%
Location : Basement Electrical Room
Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : One 1,000 Ampere Main Disconnect Switch

Fused Disc Sw

50% 2036 \$22,600 5 \$200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : One 800 Ampere Main Disconnect Switch Labelled Emergency

Switchgear / Switchboard

Fused Disc Sw

100% 2036 \$227,600 5 \$400

Raceway

Conduit

100% 2036 \$201,800 1

Panelboards

Fused Disc Sw

10% 2035 \$24,000 5 \$200

Molded Case Bkrs

90% 2035 \$215,500 5 \$2,200

Wiring

Thermoplastic

100% 2036 \$291,700 1

Motor Controllers

Locally Mounted

100% 2034 \$119,400 5 \$600

Ground

Grounding Devices
Generic

100% LIFE * * 5 \$2,800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement Water Pump Room 8
Explanation : Location Noted

Lighting

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

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	
Lighting								
Interior Lighting Fluorescent	97%			2031	\$1,366,900	10	\$84,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2031	\$42,300	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic</i>								
Egress Lighting								
Emergency, Battery	50%			2031	\$79,300	10	\$11,400	
Exit, Battery	50%			2031	\$67,000	10	\$3,200	
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2031	\$88,700	1	\$17,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : Cameras System</i>								
Generic	50%			2031	\$88,700	1	\$17,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion System</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2031	\$243,800	1-3	\$60,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Devices Control Panel, Strobe Lights, Bell, Smoke Detector, Pull Box</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%			2036	\$216,900	5	\$29,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Oil Tank Room</i>								
<i>Explanation : Two Tanks. 10,000 Gallons Each.</i>								
Conversion Equipment Steam Boiler	100%			2034	\$823,900	1	\$93,600	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : Two Units</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$15,100	2036	\$757,000			
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	20%			2036	\$355,800	1	\$11,700	
Convactor/Radiator	80%			2034	\$618,400	1	\$24,400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Controls								
Pneumatic	20%			2030	\$365,400			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : For Forced Air System</i>								
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Split Unit	10%			2036	\$224,500			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic</i>								
Window/Wall Unit	80%			2031	\$286,500	1		
No Component	10%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Location Noted</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,500	
Exhaust Fans								
Interior	60%			2036	\$251,500	2	\$1,700	
Roof	40%			2031	\$73,400	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	\$971,300	1		
Galvanized Steel	20%			2034	\$241,400	1		
Water Heater With Tanks								
Gas Fired	99%			2029	\$33,800	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : Two Units, 75mbh 75 Gallons Each.</i>								
Gas Fired	1%			2029	\$300	2		
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$6,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
Non-Submersible	25%			2031	\$4,700	4	\$800	
Submersible	75%			2027	\$2,200	4	\$2,200	
Backflow Preventer								
Generic	100%			2036	\$42,200	1	\$5,800	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2036	\$36,200	1	\$16,500	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%	Now	\$8,700	2036	\$435,300	1-5	\$33,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fire Booster Pump Room</i>								
Sprinkler								
No Component	90%							
Generic	10%			2036	\$130,700	1-2	\$2,700	
Fire Pump								
Generic	100%			2039	**	1	\$17,700	

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

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

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

Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

Asset Name : EAST NEW YORK AVENUE SRO
Address : 1381 EAST NEW YORK AVE. @ SARATOGA AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0058.000 / 51 **Yr Built/Renovated** : 1990 / 2010
Area Sq Ft : 61,000 **Project Type** : HUMAN RESOURCES
Date of Survey : 19-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1472 **Lot** : 1 **BIN** : 3319475

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$126,200	\$890,800
Interior Architecture	\$153,000	\$2,249,200
Electrical		\$1,008,500
Mechanical		\$1,597,800
Site Pavements	\$198,600	
Total	\$477,900	\$5,746,300
Importance Code A	\$126,200	\$1,474,100
Importance Code B	\$153,000	\$4,272,100
Importance Code C	\$198,600	
Total	\$477,900	\$5,746,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$101,900			
Interior Architecture	\$183,500		\$3,900	\$11,100
Electrical	\$86,300	\$9,900	\$10,700	\$11,100
Mechanical	\$44,400	\$11,900	\$13,500	\$10,000
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$430,500	\$36,200	\$42,500	\$46,600
Importance Code A	\$108,400	\$3,000	\$3,000	\$3,000
Importance Code B	\$256,000	\$33,200	\$39,500	\$42,200
Importance Code C	\$66,100			\$1,400
Total	\$430,500	\$36,200	\$42,500	\$46,600



*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
EAST NEW YORK AVENUE SRO
Asset # : 51

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$133,200	
Metal Panel	5%	Now	\$5,900	2056	**	5	\$8,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rooftop Into Lounges</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Window Atrium Bulkheads</i>								
<i>Explanation : Metal Cladding</i>								
Weathering Steel	5%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At All Windows And Window Walls</i>								
<i>Explanation : Exposed Steel Window Lintels And Surrounds</i>								
Window Wall	15%	Now	\$20,200	2056	**	5	\$25,000	
<i>Weather Strip Missing, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby Windows</i>								
Windows								
Aluminum	100%	Now	\$45,900	2044	**	5	\$9,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Tenant Windows</i>								
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5-10	\$10,900	
Masonry: Brick	45%			LIFE	**	5-10	\$13,600	
Metal Panel	10%	Now	\$3,600	2056	**	5	\$900	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parapet Coping</i>								
Roof								
IRMA/Protected Membrane	15%	Now	\$4,600	2036			\$227,800	
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : 4th Floor Balcony</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Balcony Into Superintendents Apartment</i>								
Modified Bitumen	85%	4+	\$59,600	2036			\$596,400	
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof Into 4th Floor Apartments</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5	\$2,700	

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
EAST NEW YORK AVENUE SRO
Asset # : 51

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$67,900	
Ceramic Tile	5%	Now	\$5,800	2045	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor Shower</i>								
Quarry Tile	5%			2049	**	5	\$7,800	
Vinyl Tile	75%	0-2	\$42,900	2036	\$2,144,800	3	\$29,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$11,700	2045	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st And 2nd Floor Shower</i>								
Ceramic Tile	2%			2045	**	5	\$2,800	
Concrete Masonry Unit	60%			LIFE	**	5	\$67,900	
Glass: Single Pane	10%			LIFE	**	5	\$21,200	
Gypsum Board	25%	Now	\$9,900	LIFE	**	5	\$21,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Apartments And Superintendents Apartment</i>								
Ceilings								
Exposed Struc: Concrete	20%			LIFE	**	5-10	\$26,100	
Gypsum Board	13%	Now	\$11,900	LIFE	**	5	\$17,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 4th Floor Elevator</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor, 4th Floor Apartments, Lounges And Superintendents Apartment</i>								
Gypsum Board	67%			LIFE	**	5-10	\$240,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2056	**			
Retaining Walls								
Cast in Place Concrete	100%			2071	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2053	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$84,500	2056	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garden At Rear Of Building</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garden At Rear Of Building</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garden At Rear Of Building</i>								

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

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

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

HUMAN RESOURCES ADMINISTRATION - 096
EAST NEW YORK AVENUE SRO
Asset # : 51

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$114,200 2051 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : Throughout**Ponding, Extent : Moderate, Area Affected : 20%**Location : Bottom Of Driveway**Potholes, Extent : Moderate, Area Affected : 25%**Location : Driveway**Sinking/Subsiding, Extent : Moderate, Area Affected : 20%**Location : Bottom Of Driveway*

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

Fused Disc Sw

100% 2046 * * 5 \$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes Each.*

Switchgear / Switchboard

Fused Disc Sw

100% 2046 * * 5 \$300

Raceway

Conduit

100% 2046 * * 1

Panelboards

Molded Case Bkrs

100% 2044 * * 5 \$1,600

Wiring

Thermoplastic

100% 2046 * * 1

Motor Controllers

Locally Mounted

100% 2041 * * 5 \$400

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Sprinkler Room**Explanation : Water Main Pipe Grounded*

Stand-by Power

Transfer Switches

Automatic

100% 2034 \$13,700 1 \$18,800

Generators

Diesel

100% 2032 \$108,600 1 \$23,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : Emergency Generator Rated At 125 Kilovolt Amperes*

Batteries

Lead/Acid

100% 2031 \$2,500 5 \$2,300

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

HUMAN RESOURCES ADMINISTRATION - 096
EAST NEW YORK AVENUE SRO
Asset # : 51

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	Priority
Stand-by Power								
Fuel Storage								
Main Tank	100%			2039	**	5		
Lighting								
Interior Lighting								
Fluorescent	20%			2031	\$185,600	10	\$11,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2031	\$278,400	10	\$16,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2031	\$278,400	10	\$16,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	20%			2044	**			
Egress Lighting								
Emergency, Service	50%			2036	\$18,800	1		
Exit, Service	50%			2036	\$13,200	1		
Exterior Lighting								
HID	10%	2-4	\$28,500	2046	**			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
LED	20%			2044	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2041	**	1	\$22,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Staircases</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	\$157,300	1-3	\$38,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns, And Fire Wardens</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2046	**	1		

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

HUMAN RESOURCES ADMINISTRATION - 096
EAST NEW YORK AVENUE SRO
Asset # : 51

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	10%	Now	\$3,800	2031	\$19,000	1	\$2,700	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof. Gasoline Line Was Shut Off.</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units</i>								
Hot Water Boiler	90%			2034	\$583,400	1	\$27,100	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$6,700	2044	**	4	\$3,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room. Circulating Pump Leaking</i>								
Terminal Devices								
Convactor/Radiator	100%			2034	\$498,800	1	\$19,700	
Controls								
Electrical	100%			2031	\$339,100			
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	2%			2036	\$13,400	2	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : For Elevator Machinery Room</i>								
Split Unit	3%			2031	\$43,500			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Office Area</i>								
Window/Wall Unit	15%			2031	\$34,700	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,900	

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 NEW YORK AVENUE SRO
Asset # : 51

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	30%	0-2	\$1,800	2036	\$35,500	2	\$400	
			<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
			<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Roof</i>					
Roof	70%			2036	\$82,900	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	\$12,200	4	\$1,900	
Sewage Ejector(s)								
Electric	100%			2036	\$31,900	4	\$3,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : Two Units</i>					
Fire Suppression								
Sprinkler								
Generic	100%			2046	**	1-2	\$17,100	
Chemical System								
Generic	100%			2031	\$58,100	1-10	\$29,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Fire Suppression On Hood 5 Feet X 20 Feet Which Equals 100 Square Feet</i>					

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

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

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

Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$224,600	
Interior Architecture	\$314,700	\$2,500,600
Electrical		\$890,900
Mechanical	\$178,200	\$715,300
Total	\$717,600	\$4,106,800
Importance Code A	\$224,600	\$329,400
Importance Code B	\$386,700	\$2,242,300
Importance Code C	\$106,300	\$1,535,100
Total	\$717,600	\$4,106,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$1,300		
Interior Architecture	\$65,800	\$13,100		\$600
Electrical	\$3,900	\$3,800	\$2,900	\$3,500
Mechanical	\$54,300	\$3,600	\$4,300	\$2,900
Site Pavements	\$34,300			
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Total	\$165,700	\$29,300	\$14,600	\$14,400
Importance Code A	\$1,500	\$2,900	\$1,500	\$1,500
Importance Code B	\$112,200	\$26,400	\$13,100	\$12,900
Importance Code C	\$52,000			
Total	\$165,700	\$29,300	\$14,600	\$14,400



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
HART FAMILY RESIDENCE
Asset # : 4137

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$33,400	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,700	
Stucco Cement	20%			2046	**	5	\$22,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Areaway</i>								
Windows								
Aluminum	82%	Now	\$224,600	2049	**	5	\$5,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Apartments</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Apartments</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Apartments</i>								
<i>Explanation : Fire Safety Gates Over Windows Are Not Functioning Properly</i>								
Aluminum	18%			2058	**	5	\$2,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Apartments</i>								
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$2,400	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Rail	50%			2046	**	5-10	\$47,700	
Roof								
Modified Bitumen	98%			2041	**	10	\$22,300	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Repairs To Roofing Membrane Throughout - September 2021</i>								
Skylight, Metal/Glass	2%			2053	**	10	\$1,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$10,900	
Ceramic Tile	10%			2036	\$281,500	5	\$5,000	
Quarry Tile	20%			2038	**	5	\$15,000	
Sheet Vinyl/Rubber	15%			2033	\$490,000	5	\$11,200	
Vinyl Tile	10%			2033	\$137,900	3	\$2,500	
<i>Worn/Erode, Extent : Light, Area Affected : 5%</i>								
<i>Location : Office And Meeting Room</i>								
Wood	35%	Now	\$208,400	2048	**	5	\$16,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Apartments</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Below Windows In Apartments</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Apartments</i>								

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

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	25%	Now	\$30,700	2036	\$1,535,100	5	\$14,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors At Corners</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors At Corners</i>								
<i>Explanation : Impact Damage</i>								
Glass: Single Pane	5%			LIFE	**	5	\$4,200	
Gypsum Board	60%	Now	\$18,700	LIFE	**	5	\$40,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms Along Southwest Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms Along Southwest Wing</i>								
Masonry: Brick	10%	0-2	\$106,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceilings								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	90%	Now	\$15,700	LIFE	**	5	\$56,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms Along Southwest Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms Along Southwest Wing</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%			2053	**			
Iron Picket	10%			2068	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			2053	**			
Free Standing Walls								
Cast in Place Concrete	100%			2068	**			
Retaining Walls								
Cast in Place Concrete	100%			2068	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$2,500	2046	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Side Steps To Yard</i>								

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

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

Site Pavements

Activity Yard

Cast in Place Concrete	15%	Now	\$16,600	2050		**		
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*Ponding, Extent : Moderate, Area Affected : 10%**Location : Side Yard**Sinking/Subsiding, Extent : Severe, Area Affected : 25%**Location : Side Yard*

Pavers/Stone	30%			2042		**		
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Rubber Matting	55%	Now	\$15,200	2038		**		
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*Ponding, Extent : Moderate, Area Affected : 10%**Location : Side Yard**Worn/Erode, 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033	\$15,100	5	\$100	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2033	\$97,500	5	\$100	
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Raceway

Conduit	95%			2033	\$39,200	1		
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Conduit	5%			2043	**	1		
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Panelboards

Fused Disc Sw	5%			2032	\$3,000	5		
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Molded Case Bkrs	95%			2032	\$56,900	5	\$800	
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Wiring

Thermoplastic	95%			2033	\$55,300	1		
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Thermoplastic	5%			2043	**	1		
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Motor Controllers

Locally Mounted	100%			2031	\$118,500	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$500	
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*Corroded, Extent : Light, Area Affected : 100%**Location : Basement*

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%			2033	\$141,500	10	\$8,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Unit Bathrooms And Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	60%			2033	\$283,000	10	\$17,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Units From 2nd To 5th Floor</i>								
LED	10%			2041	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Egress Lighting								
Emergency, Battery	40%			2033	\$20,800	10	\$3,000	
Emergency, Battery	10%			2038	**	10	\$700	
Exit, Service	45%			2033	\$6,000	1		
Exit, Service	5%			2038	**	1		
Exterior Lighting								
LED	30%			2041	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Exterior Of The Building</i>								
No Component	70%							
Alarm								
Security System Generic	100%			2033	\$58,200	1	\$11,600	
Fire/Smoke Detection Generic, Digital	100%			2033	\$80,000	1-3	\$19,700	

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%			2043	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2031	\$329,400	1	\$15,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : Modular Boiler System - 5 Modules, 300 Mbh Each</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	\$67,800	4	\$2,300	
Terminal Devices								
Convactor/Radiator	100%			2031	\$253,500	1	\$10,000	
Controls								
Electrical	100%			2027	\$172,300			
Air Conditioning								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning							
Energy Source							
Electricity	60%			2041	**	1	
No Component	40%						
Conversion Equipment							
Window/Wall Unit	55%			2031	\$64,600	1	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
<i>Location : 1st Floor And Apartments Living Rooms</i>							
<i>Explanation : Newer Units</i>							
Window/Wall Unit	5%			2027	\$5,900	1	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1st Floor Community Room (2 Units)</i>							
No Component	40%						
Ventilation							
Distribution							
Ductwork/Diffusers	30%			LIFE	**	2-5	\$5,200
No Component	70%						
Exhaust Fans							
Roof	30%			2033	\$18,000	2	\$300
Wall Unit	5%			2033	\$700	2	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
<i>Location : Elevator Machine Room</i>							
<i>Explanation : 1 Unit</i>							
No Component	65%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2043	**	1	
Water Heater With Tanks							
Gas Fired	100%			2027	\$17,100	2	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement - Boiler Room</i>							
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
<i>Location : Basement - Boiler Room.</i>							
<i>Explanation : 100 Gallons 275 Mbh Input Unit. Quantity 1</i>							
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Submersible	100%			2027	\$1,000	4	\$1,000
Fixtures							
Generic	100%						
Tankless Water Heater(POU)							
Gas Fired	100%			2027	\$32,400	2	\$1,300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
<i>Location : Basement Boiler Room</i>							
<i>Explanation : 1 Unit, 315 Mbh Input</i>							
Vertical Transport							

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

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

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Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

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 : 17-May-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2643 **Lot** : 1 **BIN** : 2004558

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$418,000	
Interior Architecture	\$88,200	\$806,400
Electrical	\$136,800	\$1,020,900
Mechanical	\$204,100	\$1,051,700
Site Pavements	\$189,300	\$157,700
Total	\$1,036,500	\$3,036,800
Importance Code A	\$418,000	\$130,000
Importance Code B	\$523,600	\$2,906,700
Importance Code C	\$95,000	
Total	\$1,036,500	\$3,036,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$68,600	\$3,300		\$23,700
Interior Architecture	\$55,900	\$12,900		\$4,600
Electrical	\$12,500	\$2,300	\$3,200	\$44,400
Mechanical	\$81,600	\$10,300	\$20,000	\$14,400
Site Enclosure	\$7,700			
Site Pavements	\$63,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$297,300	\$35,900	\$30,400	\$94,300
Importance Code A	\$70,400	\$5,100	\$1,800	\$26,000
Importance Code B	\$202,500	\$29,400	\$28,600	\$68,300
Importance Code C	\$24,400	\$1,400		
Total	\$297,300	\$35,900	\$30,400	\$94,300



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%	0-2	\$39,000	LIFE	**	5	\$22,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parapet Walls</i>								
Metal Coiling Doors	2%			2048	**	5	\$2,000	
Pre-cast Concrete	8%			LIFE	**	5	\$8,300	
Window Wall	20%	Now	\$194,400	2065	**	5	\$12,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Window Wall</i>								
<i>Explanation : Bullet Hole</i>								
Windows								
Aluminum	95%	Now	\$143,000	2051	**	5	\$7,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Offices</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor Office Areas</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
Metal Louvers	5%			2044	**	10	\$4,900	
Parapets								
Cast in Place Concrete	15%	Now	\$12,200	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout</i>								
Masonry: Brick	70%	0-2	\$80,600	LIFE	**	5	\$3,200	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Metal Rail	10%			2040	**	5-10	\$8,200	
Pre-cast Concrete	5%	Now	\$900	LIFE	**	5	\$1,400	
<i>Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Metal Panel	5%			2048	**	10	\$2,300	
Modified Bitumen	75%			2040	**	10	\$18,700	
Modified Bitumen	20%	Now	\$16,400	2040	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Main Lobby</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Main Lobby</i>								
Soffits								
Stucco Cement	100%			2048	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,800	
Mosaic Tile	5%			2048	**	5	\$6,600	
Panel/Paver: Cer/Brk	10%			2051	**	5	\$11,900	
Vinyl Tile	55%	Now	\$16,100	2035	\$806,400	3	\$10,900	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Offices</i>								
Vinyl Tile	23%			2040	**	3	\$4,600	
Wood	2%			2050	**	5	\$2,000	
Interior Walls								
Ceramic Tile	5%			2038	**	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%	Now	\$88,200	2040	**	5	\$13,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
AcousTileSusp.Lay-In	25%			2048	**	5	\$13,300	
Exposed Struc: Concrete	25%	0-2	\$39,800	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby At 2 Locations</i>								
Site Enclosure								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$7,700	2070			**	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Base Of Iron Pickets</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Jackson Avenue Perimeter</i>								
<i>Explanation : Support Base For Gates Crumbled And Broken</i>								
Retaining Walls								
Cast in Place Concrete	100%			2070			**	
Site Pavements								
Public Sidewalk								
Asphalt	90%	Now	\$94,400	2048			**	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Jackson Avenue</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Jackson Avenue, East 151th Street, Concord Avenue</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Jackson Avenue, East 151th Street, Concord Avenue</i>								
<i>Explanation : Asphalt Pavers, Stone</i>								
Cast in Place Concrete	10%	Now	\$15,700	2048			**	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	90%	Now	\$95,000	2048			**	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Asphalt Pavers, Stone</i>								
Cast in Place Concrete	10%	Now	\$16,600	2052			**	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Pavers/Stone	100%			2038			**	

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

Site Pavements

Activity Yard

Rubber Matting

100%	0-2	\$31,500	2035	\$157,700
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*Worn/Erode, 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%			2035	\$130,000	5	\$1,000
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1,400 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs

100%			2035	\$130,000	5	\$1,000
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Raceway

Conduit

95%			2035	\$58,200	1	
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Conduit

5%			2045	**	1	
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Panelboards

Fused Disc Sw

5%			2034	\$5,000	5	
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Molded Case Bkrs

80%			2034	\$79,800	5	\$800
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Molded Case Bkrs

15%			2043	**	5	\$100
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Wiring

Thermoplastic

95%			2035	\$73,300	1	
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Thermoplastic

5%			2045	**	1	
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Motor Controllers

Locally Mounted

100%			2033	\$71,700	5	\$200
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Ground

Grounding Devices

Generic

100%	Now	\$10,400	LIFE	**	5	\$500
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*Other Observation, Extent : Severe, 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	70%			2035	\$383,100	10	\$23,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First, Second And Third Floor Hallway Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	25%			2030	\$136,800	10	\$8,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical, Electrical Rooms</i>								
<i>Explanation : T-12 Lamps</i>								
LED	5%			2043	**			
Egress Lighting								
Emergency, Battery	40%			2030	\$24,700	10	\$3,500	
Emergency, Battery	10%			2035	\$6,200	10	\$900	
Exit, LED	20%			2050	**	1		
Exit, Service	30%			2030	\$4,700	1		
Exterior Lighting								
LED	10%			2043	**			
No Component	90%							
Alarm								
Fire/Smoke Detection Generic, Analog	100%			2035	\$94,700	1-3	\$22,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2055	**	1		
Conversion Equipment Hot Water Boiler	100%			2040	**	1	\$18,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Boiler</i>								
Distribution Hot Wtr Piping/Pump	100%			2043	**	4	\$2,700	
Terminal Devices Air Handler	40%			2035	\$276,400	1	\$9,100	
Convactor/Radiator	60%			2048	**	1	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heat Not Evenly Distributed Through The Radiators.</i>								
Controls								
Electrical	100%			2030	\$204,100			

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Centrifugal,Elec Chiller	80%	Now	\$29,900	2038	**	1	\$28,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
No Component	20%							
Distribution								
CW & CHW Water Pipe/Pump	100%	Now	\$23,700	2045	**	4	\$1,800	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Mechanical Room. Broken Circulation Pump</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	\$569,900	1	\$22,700	
Heat Rejection								
Water Cooling Tower	100%	Now	\$14,800	2033	\$148,400	2	\$29,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Automatic Make Up Water Valve Malfunctioning</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,500	
Exhaust Fans								
Interior	20%			2035	\$32,600	2	\$200	
Roof	80%	0-2	\$5,700	2035	\$57,000	2	\$700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof Exhaust Fans Malfunctioning</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2048	**	1		
Water Heater With Tanks								
Gas Fired	100%			2033	\$34,200	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 150 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st And 3rd Floor</i>								
<i>Explanation : Three Bathrooms Out Of Order Due To Leaks</i>								
Vertical Transport								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2055		**	1-5 \$18,500

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Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

Asset Name	: MOUNT EDEN AVENUE SRO		
Address	: 50 WEST MOUNT EDEN AVE. @INWOOD AVENUE		
Borough	: BRONX	Agency's Number	: N/A
Program / Asset #	: DHS0054.000 / 50	Yr Built/Renovated	: 1991 /
Area Sq Ft	: 65,000	Project Type	: HUMAN RESOURCES
Date of Survey	: 01-Apr-2025	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,3,4,5		
Block	: 2865	Lot	: 49
		BIN	: 2090448

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$96,500	\$197,700
Interior Architecture	\$1,540,300	
Electrical		\$2,066,900
Mechanical	\$361,400	\$1,763,900
Total	\$1,998,100	\$4,028,500
Importance Code A	\$96,500	\$197,700
Importance Code B	\$1,901,600	\$3,830,800
Total	\$1,998,100	\$4,028,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$90,500			
Interior Architecture	\$54,100			\$13,000
Electrical	\$68,100	\$10,600	\$10,800	\$12,600
Mechanical	\$41,100	\$9,200	\$13,600	\$11,300
Site Enclosure	\$1,600			
Site Pavements	\$2,500			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$272,900	\$34,700	\$39,300	\$51,800
Importance Code A	\$93,800	\$3,200	\$3,200	\$3,200
Importance Code B	\$143,300	\$31,500	\$36,100	\$48,600
Importance Code C	\$35,800			
Total	\$272,900	\$34,700	\$39,300	\$51,800



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HUMAN RESOURCES ADMINISTRATION - 096
MOUNT EDEN AVENUE SRO
Asset # : 50

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$96,500	LIFE	**	5	\$58,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Exterior Parapet Walls At Scuppers</i>								
Metal Panel	2%			2062	**	5-10	\$13,400	
Window Wall	38%			2056	**	5	\$139,200	
Windows								
Aluminum	100%	Now	\$16,900	2052	**	5	\$8,900	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 1st Floor Common Room</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 5th Floor Common Room, 1st Common Space</i>								
Parapets								
Concrete Masonry Unit	70%			LIFE	**	5-10	\$17,000	
Masonry: Brick	20%	Now	\$33,700	LIFE	**	5	\$900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Southwest Stair Tower; Scuppers And Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Southwest Stair Tower; Scuppers And Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Southwest Stair Tower</i>								
Metal Panel	10%			2056	**	5	\$1,700	
Roof								
Modified Bitumen	95%	2-4	\$22,800	2041	**			
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Traffic Topping	5%			2041	**	10	\$3,700	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,400	
Ceramic Tile	5%			2045	**	5	\$5,000	
Vinyl Tile	85%	Now	\$1,396,100	2044	**	3	\$31,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Floors</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : All Floors</i>								

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HUMAN RESOURCES ADMINISTRATION - 096
MOUNT EDEN AVENUE SRO
Asset # : 50

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								
Concrete Masonry Unit	30%			LIFE	**	5	\$20,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Glass: Single Pane	10%			LIFE	**	5	\$12,800	
Gypsum Board	15%	0-2	\$3,600	LIFE	**	5	\$7,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
Masonry: Brick	45%			LIFE	**	10	\$11,500	
Ceilings								
AcousTileSusp.Lay-In	2%	2-4	\$700	2041	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Kitchen, Not In Use</i>								
Exposed Struc: Concrete	63%			LIFE	**	5-10	\$78,000	
Gypsum Board	35%			LIFE	**	5-10	\$119,200	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2046	**			
Iron Picket	85%	2-4	\$1,600	2056	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : West Mount Eden Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2056	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	95%			2041	**			
Pavers/Stone	5%			2039	**			
Parking/Driveway								
Asphalt	100%	4+	\$2,500	2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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%			2036	\$25,300	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	\$162,600	5	\$300	

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HUMAN RESOURCES ADMINISTRATION - 096
MOUNT EDEN AVENUE SRO
Asset # : 50

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								
Raceway								
Conduit	100%			2036	\$115,900	1		
Panelboards								
Fused Disc Sw	10%			2035	\$9,000	5	\$200	
Molded Case Bkrs	90%			2035	\$80,800	5	\$1,500	
Wiring								
Thermoplastic	100%			2036	\$173,900	1		
Motor Controllers								
Locally Mounted	100%			2034	\$207,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	\$13,700	1	\$20,000	
Generators								
Diesel	100%			2032	\$108,600	1	\$25,200	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Generator Room Basement</i>					
			<i>Explanation : One 125 Kilovolt Ampere</i>					
Batteries								
Lead/Acid	100%			2031	\$2,500	5	\$2,400	
Fuel Storage								
Main Tank	100%			2039	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 275 Gallons</i>					
Lighting								
Interior Lighting								
Fluorescent	5%			2031	\$49,400	10	\$3,000	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Staircases</i>					
			<i>Explanation : Compact Fluorescent Light</i>					
Fluorescent	60%			2036	\$593,400	10	\$35,800	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T12 Lamps</i>					
Fluorescent	35%			2031	\$346,100	10	\$20,900	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T8 Lamps</i>					
Egress Lighting								
Emergency, Service	50%			2036	\$20,000	1		
Exit, Service	50%			2036	\$14,000	1		

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HUMAN RESOURCES ADMINISTRATION - 096
MOUNT EDEN AVENUE SRO
Asset # : 50

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	
Lighting								
Exterior Lighting HID	10%	Now	\$30,300	2046	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
No Component	90%							
Alarm								
Security System Generic	50%			2044	**	1	\$12,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	50%			2031	\$61,000	1	\$12,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Some Offices, Hallways And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection Generic, Digital	100%			2036	\$167,700	1-3	\$41,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobes, Pull Box Station, Bell, Smoke Detector And Fire Alarm Panel</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2046	**	1		
Conversion Equipment Hot Water Boiler	100%			2041	**	1	\$32,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	30%	0-2	\$4,300	2044	**	4	\$1,000	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Header Piping</i>								
Hot Wtr Piping/Pump	70%			2044	**	4	\$3,400	
Terminal Devices Convactor/Radiator	95%			2034	\$504,900	1	\$19,900	
Fan Coil Unit/Heat	5%			2031	\$80,600	1	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement B14, 1st Floor Locker Room And Maintenance Office</i>								
<i>Explanation : 3 Units</i>								
Controls Electrical	100%			2029	\$361,400			
Air Conditioning								

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HUMAN RESOURCES ADMINISTRATION - 096
MOUNT EDEN AVENUE SRO
Asset # : 50

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2031	\$49,200	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,400	
Exhaust Fans								
Roof	90%			2036	\$113,500	2	\$1,800	
Roof	10%	Now	\$7,600	2046	**	2	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof. 15 Out Of 71 Units Malfunctioning Due To Burnt Motor Or Broken Belt</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	**	1		
Galvanized Steel	20%			2034	\$166,000	1		
HW Heat Exchanger								
Steam Fired	100%			2046	**	4	\$6,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Heat Exchanger Built Into Boiler</i>								
Sanitary Piping								
Cast Iron	10%	0-2	\$1,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2041	**	4	\$1,400	
Sewage Ejector(s)								
Electric	100%			2041	**	4	\$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Elevators</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2036	\$898,900	1-2	\$18,200	

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 : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

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 : 13-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4
Block : 1912 **Lot** : 12 **BIN** : 1057904

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$297,100	\$115,800
Electrical		\$197,400
Mechanical		\$434,500
Total	\$297,100	\$747,800
Importance Code A	\$297,100	\$115,800
Importance Code B		\$631,900
Total	\$297,100	\$747,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$58,400		\$35,000	
Interior Architecture	\$52,400		\$13,200	\$200
Electrical	\$11,100	\$700	\$900	\$1,000
Mechanical	\$8,300	\$500	\$1,600	\$500
Site Pavements	\$5,200			
Total	\$135,400	\$1,200	\$50,700	\$1,800
Importance Code A	\$58,400		\$35,000	
Importance Code B	\$39,900	\$1,200	\$14,800	\$1,800
Importance Code C	\$37,100		\$900	
Total	\$135,400	\$1,200	\$50,700	\$1,800



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

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

Asset # : 1950

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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%			2049	**	5	\$69,100	
Windows								
Aluminum	100%	Now	\$297,100	2061	**	5	\$3,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 3rd Floor Windows</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corridor Windows</i>								
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5-10	\$19,200	
Masonry: Brick	50%			LIFE	**	5-10	\$11,500	
Metal: Cage/Fence	15%			2041	**	5-10	\$3,900	
Pre-cast Concrete	5%			LIFE	**	5	\$2,100	
Stucco Cement	10%			2049	**	5	\$900	
Roof								
Modified Bitumen	95%			2041	**	10	\$7,800	
Skylight, Metal/Glass	5%			2036	**	10	\$1,400	
Interior								
Floors								
Carpet	10%			2035	**	3	\$3,000	
Ceramic Tile	5%			2039	**	5	\$1,000	
Vinyl Tile	75%			2041	**	3	\$5,600	
Vinyl Tile	10%	Now	\$11,000	2041	**	3	\$700	
<i>Worn/Erode, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,800	
Glass: Single Pane	5%	4+	\$2,100	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwell</i>								
Gypsum Board	90%			LIFE	**	5-10	\$54,100	
Ceilings								
AcousTileSusp.Lay-In	90%			2049	**	5	\$17,900	
Gypsum Board	10%			LIFE	**	5-10	\$6,800	
Site Enclosure								
Fence/Gates								
Chain Link	60%			2056	**			
Iron Picket	40%			2056	**			
Site Pavements								

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

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

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

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

Asset # : 1950

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$5,200	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West 127th Street</i>								

On-Site Walkways

Asphalt	70%			2045	**			
Cast in Place Concrete	30%			2049	**			

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

Raceway

Conduit	100%			2046	**	1		
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Panelboards

Molded Case Bkrs	100%			2044	**	5	\$300	
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Wiring

Thermoplastic	100%			2046	**	1		
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Lighting

Interior Lighting

Fluorescent	83%			2031	\$163,800	10	\$10,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Fluorescent	2%			2036	\$3,900	10	\$200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircase</i>								

Fluorescent	15%			2036	\$29,600	10	\$1,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Egress Lighting

Emergency, Battery	50%			2036	\$11,100	10	\$1,600	
Exit, Service	50%			2036	\$2,900	1		

Exterior Lighting

HID	20%			2036	\$12,400	10		
No Component	80%							

Alarm

Fire/Smoke Detection

Generic, Digital	100%			2031	\$34,200	1-3	\$8,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns Fed From The Main Fire Alarm Panel At The Main Building</i>								

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

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

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

Asset # : 1950

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Steam Piping/Pump	100%			2036	\$106,000		
Terminal Devices								
	Convactor/Radiator	100%			2034	\$108,300	1	\$4,300
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
	Electricity	100%			2044	**	1	
Conversion Equipment								
	Window/Wall Unit	100%			2031	\$50,200	1	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,700
Exhaust Fans								
	Roof	100%			2031	\$25,700	2	\$400
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2036	\$170,100	1	
Water Heater With Tanks								
	Electric	100%			2035	\$23,600	4	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor Closet</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor Closet</i>								
<i>Explanation : One Unit, 4.5kwt 50 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%	Now	\$3,300	LIFE	**	1	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	No Component	80%						
	Generic	20%			2036	\$12,200	1-5	\$1,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 4th Floor Stairway</i>								
<i>Explanation : 1 Connection Only</i>								

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

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

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Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

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 : 13-Mar-2025 Landmark Status : NONE
 Areas Surveyed : Basement, Floors 1,2,3,4,Ph
 Block : 1912 Lot : 12 BIN : 1057904

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,678,000	\$113,000
Interior Architecture	\$1,048,700	\$3,135,000
Electrical	\$97,000	\$2,651,800
Mechanical	\$1,445,800	\$11,011,100
Total	\$4,269,500	\$16,910,800
Importance Code A	\$1,678,000	\$977,100
Importance Code B	\$1,726,700	\$15,879,000
Importance Code C	\$864,800	\$54,700
Total	\$4,269,500	\$16,910,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$16,700		\$7,700	
Interior Architecture	\$169,800		\$19,800	\$13,600
Electrical	\$16,800	\$12,300	\$14,100	\$14,800
Mechanical	\$152,100	\$30,100	\$84,300	\$28,600
Site Pavements	\$32,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$394,800	\$49,600	\$133,000	\$64,200
Importance Code A	\$26,500	\$9,800	\$17,500	\$9,800
Importance Code B	\$297,200	\$39,800	\$115,500	\$54,300
Importance Code C	\$71,000			
Total	\$394,800	\$49,600	\$133,000	\$64,200



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$465,000	LIFE	**	5	\$113,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade In Courtyard</i>								
Masonry: Granite	5%			LIFE	**	5	\$10,600	
Masonry: Limestone	10%	4+	\$111,200	LIFE	**	5	\$10,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : West 127th Street</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Decorative Banding</i>								
Stucco Cement	5%			2041	**	5	\$17,600	
Windows								
Aluminum	80%	4+	\$100,100	2052	**	5	\$21,000	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Aluminum w/ Guards	15%			2052	**	5	\$7,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Street Facade 1st Floor</i>								
<i>Explanation : Location Noted</i>								
Metal Louvers	2%			2045	**	10	\$6,600	
Wood	3%	Now	\$63,300	2061	**	5	\$7,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Other Observation, Extent : N/A, Area Affected : 60%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Windows Boarded Close</i>								
Parapets								
Masonry: Brick	83%	4+	\$640,200	LIFE	**	5	\$25,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Parapet Wall</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$75,500	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Interior Banding, North East Corner Parapet</i>								
Metal: Cage/Fence	5%			2049	**	5-10	\$11,800	
Stucco Cement	2%			2049	**	5	\$1,600	

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

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

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

Asset # : 1962

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Macadam	5%	Now	\$7,400	2044	**	5	\$1,300	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Tunnels Under Courtyard Playground Which House Main Electrical Feeds</i>								
Built-Up (BUR) Modified Bitumen	5%			2041	**	10	\$3,800	
	90%	Now	\$222,700	2044	**			
<i>Blisters, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas On Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Membrane, Bulkhead And Roof Hatch</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Throughout Roof</i>								
<i>Explanation : Loose/ Delam Surface</i>								
Interior								
Floors								
Carpet	5%			2035	\$175,000	3	\$14,800	
Cast in Place Concrete	10%			LIFE	**	5	\$86,600	
Ceramic Tile	5%	Now	\$27,900	2039	**	5	\$4,900	
<i>Worn/Erode, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Shower Rooms 214</i>								
Quarry Tile	5%			2041	**	5	\$14,800	
Terrazzo	10%			LIFE	**	5	\$30,900	
Vinyl Tile	55%			2036	\$3,006,000	3	\$54,400	
Wood	10%			2051	**	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	\$308,900	LIFE	**			
<i>Diagonal Cracks, Extent : Severe, Area Affected : 12%</i>								
<i>Location : Water Tank Bulkhead</i>								
Metal: Cage/Fence	2%			LIFE	**	10	\$1,600	
Plaster	45%			LIFE	**	5-10	\$155,100	
SGFT/Glazed Masonry	25%	Now	\$455,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2049	**	5	\$29,700	
Exposed Struc: Concrete	25%			LIFE	**	5-10	\$61,800	
Plaster	60%			LIFE	**	5-10	\$204,000	
Site Enclosure								

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

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

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

Asset # : 1962

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	20%			2056	**			
Iron Picket	80%			2071	**			
Retaining Walls								
Cast in Place Concrete	100%			2071	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$7,700	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West 127th Street</i>								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$1,500	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Areaway</i>								
Masonry: Granite	10%			LIFE	**			
Activity Yard								
Asphalt	11%	4+	\$23,000	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Play Yard</i>								
Asphalt	29%			2049	**			
Cast in Place Concrete	40%			2041	**			
Rubber Matting	20%			2044	**			

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								
Fused Disc Sw	100%			2046	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5	\$600	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	10%			2044	**	5	\$300	
Molded Case Bkrs	90%			2044	**	5	\$3,100	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	90%			2041	**	5	\$800	
Locally Mounted	10%			2034	\$18,100	5	\$100	

Ground

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

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

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

Asset # : 1962

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	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$3,900	
Lighting								
Interior Lighting Fluorescent	80%			2031	\$1,576,300	10	\$97,000	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2036	\$295,600	10	\$18,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
HID	2%			2031	\$31,300	10	\$100	
Incandescent	1%			2031	\$36,600	2		
LED	2%			2044	**			
Egress Lighting								
Emergency, Battery	50%			2036	\$110,900	10	\$16,000	
Exit, Service	50%			2036	\$28,500	1		
Exterior Lighting								
HID	10%			2036	\$61,700	10		
LED	10%			2044	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2036	\$248,100	1	\$49,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Courtyard, Back And Front</i>								
<i>Explanation : 4 CCTV Surveillance Cameras Only</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	\$341,000	1-3	\$83,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2036	\$303,300	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Oil Tank Room</i>								
<i>Explanation : Two Tanks, 5000 Gallons Each</i>								

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

Asset # : 1962

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	75%			2034	\$864,100	1	\$98,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement - Boiler Room</i>						
		<i>Explanation : Three Units</i>						
Under Construction	25%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Basement - Boiler Room</i>						
		<i>Explanation : One Unit</i>						
Distribution								
Steam Piping/Pump	100%	Now	\$21,200	2036	\$1,058,500			
		<i>Leak Evident, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
Terminal Devices								
Air Handler	15%			2031	\$373,100	1	\$12,300	
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms, Water Meter Room</i>						
Convactor/Radiator	80%			2034	\$864,700	1	\$34,200	
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Unit Heater - Steam	5%	Now	\$1,900	2031	\$37,600	4	\$600	
		<i>Broken, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Controls								
Digital	50%			2031	\$1,898,200			
Pneumatic	50%			2030	\$1,277,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2030	\$104,500	2	\$400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Room 219</i>						
Split Unit	30%			2031	\$941,700			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium, Gymnasium, Cafeteria</i>						
Window/Wall Unit	65%			2031	\$325,500	1		
Terminal Devices								
Air Handler/Cool/Ht	25%			2036	\$641,200	1	\$20,400	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,700	

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	70%	Now	\$8,200	2031	\$410,400	2	\$2,300	
	<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Basement Mechanical Room</i>							
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Rooms</i>							
Roof	30%			2031	\$76,900	2	\$1,200	
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	\$1,358,100	1		
Galvanized Steel	20%			2034	\$337,500	1		
Water Heater With Tanks								
Electric	100%			2029	\$47,300	4		
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Closet</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Closet</i>							
	<i>Explanation : One Unit, 4.5kwt 80 Gallons</i>							
HW Heat Exchanger								
Steam Fired	40%			2036	\$255,700	4	\$7,800	
Steam Fired	40%	Now	\$51,100	2036	\$255,700	4	\$5,200	
	<i>Broken, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement - Boiler Room</i>							
Steam Fired	20%	Now	\$12,800	2036	\$127,800	4	\$2,600	
	<i>Leak Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Mechanical Room - Crawlspace</i>							
Sanitary Piping								
Cast Iron	100%	Now	\$33,300	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
Storm Drain Piping								
Cast Iron	100%	Now	\$9,300	LIFE	**	1		
	<i>Broken, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
Sump Pump(s)								
Non-Submersible	100%			2036	\$26,500	4	\$4,200	
Sewage Ejector(s)								
Electric	100%			2031	\$69,200	4	\$7,900	
Fixtures								
Generic	100%							

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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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Booster Pump w/Tank							
	Generic	99%			2036	\$35,800	1	\$16,400
	Generic	1%			2031	\$400	1	\$200
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse - Tank Room</i>						
<hr/>								
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : One Unit</i>						
<hr/>								
Fire Suppression								
	Standpipe							
	Generic	100%			2036	\$608,600	1-5	\$69,100
	Sprinkler							
	No Component	90%						
	Generic	10%			2036	\$182,800	1-2	\$3,700
	Fire Pump							
	Generic	100%			2039	**	1	\$24,700
	Chemical System							
	Generic	100%			2031	\$58,100	1-10	\$29,000
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : One 40 Square Foot Hood</i>						

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Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

Asset Name : SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF
Address : 331 EAST 12TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0095.000 / 14740 **Yr Built/Renovated** : 1927 /
Area Sq Ft : 28,659 **Project Type** : HUMAN RESOURCES
Date of Survey : 21-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,6,7
Block : 454 **Lot** : 52 **BIN** : 1006502

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$168,800	\$106,200
Interior Architecture	\$1,027,500	
Electrical	\$174,400	\$573,200
Mechanical	\$318,300	\$550,100
Total	\$1,689,000	\$1,229,500
Importance Code A	\$168,800	\$356,000
Importance Code B	\$1,444,800	\$873,500
Importance Code C	\$75,500	
Total	\$1,689,000	\$1,229,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$5,300	\$500	\$7,000	
Interior Architecture	\$74,300	\$9,600		\$3,700
Electrical	\$42,600	\$50,800	\$2,700	\$3,200
Mechanical	\$109,500	\$9,900	\$8,900	\$6,100
Site Pavements	\$3,000			
Elevators/Escalators	\$24,500	\$24,500	\$24,500	\$24,500
Total	\$259,200	\$95,200	\$43,100	\$37,600
Importance Code A	\$30,300	\$3,400	\$9,900	\$2,800
Importance Code B	\$200,900	\$91,900	\$33,200	\$34,700
Importance Code C	\$27,900			
Total	\$259,200	\$95,200	\$43,100	\$37,600



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HUMAN RESOURCES ADMINISTRATION - 096
SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$35,600		
Masonry: Brick	90%	Now	\$168,800	LIFE	**	5	\$41,000		
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Vault Area, Sub-basement Foundation Wall</i>									
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Concrete Foundation Wall In Boiler Room</i>									
<i>Explanation : Exposed Rebars</i>									
Windows									
Aluminum	100%			2049	**	5	\$14,100		
Parapets									
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$7,600		
Masonry: Brick	75%			LIFE	**	5	\$3,700		
Metal Panel	5%			2053	**	5	\$1,000		
Roof									
Modified Bitumen	75%	Now	\$5,300	2033			\$106,200		
<i>Blisters, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Stair A Bulkhead</i>									
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Main Roof</i>									
<i>Explanation : Roof Tank Pipe Is Loose</i>									
Plaza Roof: Stone Panels	25%			2043	**				
Interior									
Floors									
Cast in Place Concrete	10%	0-2	\$7,200	LIFE	**	5	\$9,300		
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Basement Storage Area</i>									
Ceramic Tile	5%			2042	**	5	\$2,100		
Vinyl Tile	70%	4+	\$823,500	2043	**	3	\$11,200		
<i>Worn/Erode, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Auditorium</i>									
Wood	15%	4+	\$38,100	2048	**	5	\$6,000		
<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Auditorium Stage</i>									
Interior Walls									
Cast in Place Concrete	5%	Now	\$26,200	LIFE	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Retaining Wall In Boiler Room, Sub-basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Retaining Wall In Boiler Room, Sub-basement, Electrical Room</i>									
Ceramic Tile	5%			2042	**	5	\$3,400		
Plaster	90%	4+	\$75,500	LIFE	**	5	\$18,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Auditorium Backstage, Basement</i>									

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HUMAN RESOURCES ADMINISTRATION - 096
SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	45%			2038	**	5	\$19,200	
Exposed Struc: Concrete	5%	Now	\$63,800	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room, Sub-basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room, Sub-basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Plaster	50%	Now	\$64,800	LIFE	**	5	\$13,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Backstage, Basement Storage Room</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$3,000	2038	**			
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vault On 12th Street</i>								
<i>Explanation : Water Penetration</i>								
On-Site Walkways								
Masonry: Granite	100%			LIFE	**			
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								
Fused Disc Sw	100%			2033	\$15,100	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2033	\$58,500	5	\$100	
Fused Knife Sw	40%	2-4	\$39,000	2063	**	5		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	100%			2033	\$41,200	1		
Panelboards								
Fused Disc Sw	5%			2032	\$2,000	5		
Molded Case Bkrs	95%			2032	\$37,900	5	\$700	
Wiring								
Thermoplastic	100%			2033	\$58,300	1		
Motor Controllers								
Locally Mounted	100%			2031	\$88,900	5	\$200	
Ground								

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HUMAN RESOURCES ADMINISTRATION - 096
SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

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	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting Fluorescent	25%			2033	\$109,000	10	\$6,600	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
Fluorescent	40%			2028	\$174,400	10	\$10,500	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Apartment Rooms</i>					
Fluorescent	30%			2033	\$130,800	10	\$7,900	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Incandescent	5%			2028	\$24,100	2		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : At Gymnasium And Swimming Pool</i>					
			<i>Explanation : Incandescent Light</i>					
Egress Lighting Emergency, Battery Exit, Service	50%			2033	\$24,100	10	\$3,500	
	50%			2033	\$6,200	1		
Exterior Lighting								
HID	10%			2028	\$13,400	10		
LED	10%			2038	**			
No Component	80%							
Alarm								
Security System Generic	100%			2033	\$53,800	1	\$10,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways And Exit Doors</i>					
			<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>					
Fire/Smoke Detection Generic, Digital	100%			2033	\$73,900	1-3	\$18,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2043	**	1		

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HUMAN RESOURCES ADMINISTRATION - 096
SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%	0-2	\$25,000	2031	\$249,800	1	\$25,500	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement. Severe Corrosion And Out Of Service</i>								
<i>Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$40,300	2043	**	4	\$1,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Condensate Pipe In The Basement</i>								
Terminal Devices								
Air Handler	40%	0-2	\$21,600	2033	\$215,700	1	\$6,400	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement. Two Units Out Of Service</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	60%			2038	**	1	\$5,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2033	\$84,600	1	\$2,700	
Window/Wall Unit	75%			2028	\$81,400	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$8,000	
No Component	50%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$18,300	2038	**	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Water Heater With Tanks								
Gas Fired	100%			2031	\$34,200	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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HUMAN RESOURCES ADMINISTRATION - 096
SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Submersible	100%			2027	\$900	4	\$900	
Pool Filter/Treatment Sand	100%	2-4	\$236,900	2053	**	4	\$900	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%			2033	\$15,000	4	\$1,100	
Backflow Preventer Generic	100%			2033	\$12,800	1	\$1,800	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 70%</i>								
<i>Location : 1 Unit From Basement To 6th Floor, 1 Unit From 1st To 7th Floor</i>								
<i>Explanation : 2 Units</i>								
Hydraulic	30%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2053	**	1-5	\$14,400	
Sprinkler Generic	100%			2053	**	1-2	\$8,000	
<i>Special/Chemical System, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Kitchen Hood. Dimension 9 X 3 Feet With Fire Protection Device.</i>								
Fire Pump Generic	100%			2036	\$27,400	1	\$5,400	

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.

Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

Asset Name : SOUTH JAMAICA MULTI SERVICE CTR
Address : 114-02 GUY R. BREWER BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HRA0043.000 / 1942 **Yr Built/Renovated** : 1987 / 2000
Area Sq Ft : 28,784 **Project Type** : HUMAN RESOURCES
Date of Survey : 23-Dec-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 12200 **Lot** : 52 **BIN** : 4264631

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$55,300	\$121,100
Interior Architecture		\$892,600
Electrical		\$593,200
Mechanical	\$72,500	\$277,000
Total	\$127,800	\$1,883,900
Importance Code A	\$55,300	\$121,100
Importance Code B	\$72,500	\$1,762,800
Total	\$127,800	\$1,883,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$35,300		\$13,300	
Interior Architecture	\$104,300			\$24,500
Electrical	\$3,600	\$2,700	\$3,100	\$3,200
Mechanical	\$62,300	\$5,600	\$8,200	\$4,900
Site Enclosure	\$2,000			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$214,700	\$15,500	\$31,800	\$39,800
Importance Code A	\$80,200	\$1,400	\$14,700	\$1,400
Importance Code B	\$93,100	\$14,000	\$17,100	\$17,900
Importance Code C	\$41,400			\$20,500
Total	\$214,700	\$15,500	\$31,800	\$39,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	99%			LIFE	* *	5	\$110,600	
Pre-cast Concrete	1%			LIFE	* *	5	\$3,600	
Windows								
Aluminum	90%			2044	* *	5	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	10%			2039	* *	10	\$4,200	
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	\$35,900	
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2056	* *	5	\$2,000	
Stucco Cement	45%			2049	* *	5	\$12,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Parapet Walls</i>								
<i>Explanation : Stucco Cement Cover Concrete Masonry Unit</i>								
Roof								
Modified Bitumen	100%			2044	* *	10	\$65,900	
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Soffits								
Exposed Struc: Steel	50%			LIFE	* *	5	\$5,600	
Stucco Cement	50%			2041	* *	5	\$2,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$9,400	
Mosaic Tile	10%			2041	* *	5	\$10,800	
Quarry Tile	10%			2041	* *	5	\$6,500	
Vinyl Tile	75%	0-2	\$17,900	2036	\$892,600	3	\$12,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors And Room Thresholds</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Wall In Corridors</i>								
Interior Walls								
Ceramic Tile	50%			2045	* *	5	\$41,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$6,600	
Gypsum Board	40%			LIFE	* *	5-10	\$55,800	

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	65%	2-4	\$9,300	2041	**	5	\$14,000
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Staining/Discoloring, Extent : Moderate, Area Affected : 10%

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	\$7,100	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

Fence/Gates

Chain Link	80%	0-2	\$2,000	2046	**		
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Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Adjacent Parking Lot Entry

Iron Picket	20%			2056	**		
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Free Standing Walls

Masonry: Brick	100%			2046	**		
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2049	**		
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Parking/Driveway

Asphalt	90%			2045	**		
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Cast in Place Concrete	10%			2041	**		
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Activity Yard

Asphalt	100%			2049	**		
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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%			2046	**	5	\$200
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2046	**	5	\$800
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Raceway

Conduit	100%			2046	**	1	
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Panelboards

Fused Disc Sw	2%			2044	**	5	
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Molded Case Bkrs	98%			2044	**	5	\$700
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Wiring

Thermoplastic	100%			2046	**	1	
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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

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								
Motor Controllers								
Locally Mounted	50%			2041	**	5	\$100	
Locally Mounted	50%			2034	\$35,800	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	1%			2036	\$4,300	10	\$300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
Fluorescent	99%			2036	\$424,800	10	\$26,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2036	\$24,200	10	\$3,500	
Exit, Service	50%			2036	\$6,200	1		
Exterior Lighting								
HID	10%			2036	\$13,400	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2036	\$54,000	1	\$10,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Hallways, Waiting Areas, Offices, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2036	\$74,200	1-3	\$18,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	75%	Now	\$6,700	2041	**	1	\$9,600	
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof, No.6 Unit Is Not Working</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Rooftop Package Units</i>								
Hot Water Boiler	25%	2-4	\$38,200	2041	**	1	\$3,200	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor. Boiler Is Not Working. Heating Provided By The Furnace</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	25%			2044	**	4	\$500	
No Component	75%							
Terminal Devices								
Convactor/Radiator	25%			2034	\$58,800	1	\$2,300	
No Component	75%							
Controls								
Electrical	100%			2031	\$160,000			
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2041	**	2	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Units. R-410a</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,400	
Exhaust Fans								
Roof	100%			2041	**	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater With Tanks								
Gas Fired	100%			2031	\$17,100	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1 Unit 94 Gallons</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$72,500	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor: Broken And Leaking Sanitary Piping</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2041	**	4	\$1,100	
Backflow Preventer Generic	100%			2041	**	1	\$1,800	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2046	**	1-5	\$14,500	
Chemical System Generic	100%			2031	\$58,100	1-10	\$29,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set Fire Suppresion System 3 Feet X 8 Feet Which Equals 24 Square Feet</i>								

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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 : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$334,400	\$94,500
Interior Architecture	\$401,200	\$283,700
Electrical	\$164,400	
Mechanical	\$268,900	\$505,800
Total	\$1,169,000	\$884,000
Importance Code A	\$334,400	\$94,500
Importance Code B	\$834,600	\$789,400
Total	\$1,169,000	\$884,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$21,800			\$15,300
Interior Architecture	\$35,200		\$7,800	\$1,900
Electrical	\$17,200	\$6,000	\$8,300	\$6,000
Mechanical	\$7,900	\$7,000	\$16,100	\$9,800
Site Pavements	\$4,100		\$400	
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$94,200	\$20,900	\$40,500	\$40,900
Importance Code A	\$24,800	\$3,200	\$3,200	\$18,600
Importance Code B	\$53,700	\$17,600	\$36,900	\$22,300
Importance Code C	\$15,600		\$400	
Total	\$94,200	\$20,900	\$40,500	\$40,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$87,800	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**	5	\$6,800	
Masonry: Brownstone	10%			LIFE	**	5	\$10,100	
Masonry: Limestone	10%			LIFE	**	5	\$10,100	
Stucco Cement	10%			2047	**	5	\$33,800	
Windows								
Aluminum	70%			2050	**	5	\$19,600	
Aluminum	25%	Now	\$334,400	2059	**	5	\$3,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairwells And Units</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Stairwells And Units</i>								
Metal Clad Wood	5%			2042	**	5	\$8,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,200	
Masonry: Brick	77%			LIFE	**	5	\$3,100	
Pre-cast Concrete	3%			LIFE	**	5	\$800	
Stucco Cement	10%			2047	**	5	\$1,100	
Roof								
Modified Bitumen	95%			2042	**	10	\$31,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
Skylight, Metal/Glass	5%			2060	**	10	\$5,500	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead Roof</i>								
Interior								
Floors								
Cast in Place Concrete	15%	4+	\$198,700	LIFE	**	5	\$51,100	
<i>Worn/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	25%	0-2	\$109,700	2037	**	5	\$19,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Bathrooms In Residences</i>								
Vinyl Tile	10%	0-2	\$21,500	2039	**	3	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchens In Residences</i>								
Wood	50%	4+	\$92,900	2049	**	5	\$73,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Residences</i>								
<i>Uneven Surface, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Residences</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	15%	4+	\$13,700	2043	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Corridor Area</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,700	
Gypsum Board	50%			LIFE	**	5	\$25,000	
Masonry: Fieldstone	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$6,200	
Ceilings								
AcousTileSusp.Lay-In	10%			2039	**	5	\$15,600	
Exposed Struc: Steel	8%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
<i>Explanation : Metal Decking</i>								
Gypsum Board	82%			LIFE	**	5	\$159,600	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	50%			2054	**			
Chain Link	25%			2044	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : This Is A Fence On Top Of Concrete Wall Enclosure</i>								
Iron Picket	25%			2054	**			
Retaining Walls								
Cast in Place Concrete	100%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$2,200	2047	**			
<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%	Now	\$1,900	2039	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Entrance Steps</i>								
Metal	5%			2044	**	1-3	\$1,200	
<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%							

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

Under 600 Volts

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

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

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

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

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								
Fused Disc Sw	100%			2044	**	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%			2044	**	5	\$1,700	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	10%			2042	**	5	\$100	
Molded Case Bkrs	90%			2042	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%	4+	\$10,400	LIFE	**	5	\$900	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Lighting								
Interior Lighting								
LED	100%			2042	**			
Egress Lighting								
Emergency, Battery	50%			2042	**	10	\$7,700	
Exit, LED	50%			2069	**	1		
Exterior Lighting								
LED	20%			2042	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$23,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs, Basement, 1st Floor</i>								
<i>Explanation : High Definition Cameras With Night Vision</i>								
<i>Door Access System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2029	\$164,400	1-3	\$39,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	90%			2047	**	1	\$28,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Of 124 West 127th Street</i>								
<i>Explanation : 1 Boiler Serves All Four Buildings</i>								
Hot Water Boiler	7%			2047	**	1	\$2,200	
Radiant Heater	3%			2034	\$49,800	2	\$900	
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$3,100	
Terminal Devices								
Convactor/Radiator	100%			2039	**	1	\$20,600	
Controls								
Electrical	100%			2032	\$354,400			
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		
Conversion Equipment								
Split Unit	10%	0-2	\$75,700	2034	\$151,400			
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
Window/Wall Unit	80%			2029	\$193,200	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%			2054	**	1		
Under Construction	5%							
HW Heat Exchanger								
HTHW/HW	100%			2054	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of The Building</i>								
<i>Explanation : Roof Scuppers To Galvanized Steel Leader To Cast Iron Piping Into the Building</i>								
Backflow Preventer								
Generic	100%			2034	\$28,500	1	\$3,900	
Fixtures								
Generic	100%							

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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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 7th Floor</i>					
			<i>Explanation : One Unit Is Not Working</i>					
Fire Suppression	Standpipe							
	Generic	100%			2054		**	1-5 \$33,300
	Sprinkler							
	No Component	95%						
	Generic	5%			2044		**	1-2 \$900
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Basement</i>					

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

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

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

Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

Asset Name : TRANSITIONAL HOUSING - HORIZONS
 Address : 970 DEKALB AVENUE @ LEWIS AVE.
 Borough : BROOKLYN Agency's Number : N/A
 Program / Asset # : HRA0069.000 / 4346 Yr Built/Renovated : 1931 / 1995
 Area Sq Ft : 17,600 Project Type : HUMAN RESOURCES
 Date of Survey : 15-Mar-2022 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,3
 Block : 1602 Lot : 13 BIN : 3043244

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	\$54,700	\$155,200
Electrical	\$267,800	\$59,300
Mechanical	\$164,500	\$187,000
Total	\$487,000	\$401,500
Importance Code A		\$187,000
Importance Code B	\$487,000	\$214,500
Total	\$487,000	\$401,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$11,500	\$14,400		
Interior Architecture	\$102,200	\$10,200		\$300
Electrical	\$74,600	\$17,800	\$1,600	\$2,000
Mechanical	\$3,300	\$43,000	\$2,200	\$1,400
Site Enclosure	\$1,200			
Site Pavements	\$4,400			
Total	\$197,300	\$85,300	\$3,800	\$3,800
Importance Code A	\$12,400	\$15,300	\$900	\$900
Importance Code B	\$169,600	\$70,100	\$2,900	\$2,900
Importance Code C	\$15,300			
Total	\$197,300	\$85,300	\$3,800	\$3,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$41,900	
Stucco Cement	75%			2046	**	5	\$40,200	
Windows								
Aluminum	100%	Now	\$11,500	2049	**	5	\$2,400	
<i>Crwr/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,800	
Masonry: Brick	50%			LIFE	**	5	\$2,400	
Metal Rail	40%			2046	**	5-10	\$35,300	
Roof								
Modified Bitumen	95%			2038	**	10	\$14,400	
Skylight, Metal/Glass	5%			2043	**	10	\$2,500	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,100	
Ceramic Tile	5%	0-2	\$15,700	2036	\$78,400	5	\$700	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	25%	0-2	\$25,600	2038	**	5	\$5,200	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor</i>								
Vinyl Tile	10%	Now	\$38,400	2033	\$76,800	3	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchens Throughout</i>								
Wood	11%	Now	\$54,700	2048	**	5	\$2,900	
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Apartments Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments Throughout</i>								
Wood	39%			2048	**	5	\$20,300	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$12,000	2042	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor And Toilets Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor And Toilets Throughout</i>								
Concrete Masonry Unit	5%	Now	\$2,100	LIFE	**	5	\$400	
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
Gypsum Board	65%			LIFE	**	5	\$8,500	
Plaster	20%			LIFE	**	5	\$1,300	
Ceilings								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	75%			LIFE	**	5	\$26,100	
Plaster	20%	Now	\$8,500	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Apartments Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Apartments Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2053	**			
Iron Picket	60%			2068	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$1,200	2053	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Dekalb</i>								
Retaining Walls								
Cast in Place Concrete	100%			2068	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
Activity Yard								
Cast in Place Concrete	40%			2046	**			
Pavers/Stone	5%			2042	**			
Rubber Matting	55%	4+	\$4,400	2033	\$44,200			
<i>Worn/Erode, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Side Play Yard</i>								

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

Under 600 Volts

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

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

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

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

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								
Fused Disc Sw	100%			2033	\$7,500	5	\$100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>							
Raceway								
Conduit	100%			2033	\$16,200	1		
Panelboards								
Fused Disc Sw	10%			2032	\$4,000	5		
Molded Case Bkrs	90%			2032	\$35,900	5	\$400	
Wiring								
Thermoplastic	100%			2033	\$19,900	1		
Motor Controllers								
Locally Mounted	100%			2031	\$59,300	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	30%			2028	\$80,300	10	\$4,800	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways, Offices And Basement</i>							
Fluorescent	70%			2028	\$187,400	10	\$11,300	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Apartments</i>							
Egress Lighting								
Emergency, Battery	50%			2033	\$14,800	10	\$2,100	
Exit, Service	50%			2033	\$3,800	1		
Exterior Lighting								
LED	30%	Now	\$28,300	2043			**	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building Exterior</i>							
	<i>Explanation : Exterior Lights Are On During Day Time, Lighting Timer Control Is Not Working</i>							
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	\$33,000	1	\$6,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Hallways, Front And Right Side Of The Building</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							

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

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	

Alarm

Fire/Smoke Detection
Generic, Digital

100% Now \$45,400 2043 * * 1-3 \$9,900

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

Location : Throughout The Building

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

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas

100% 2043 * * 1

Conversion Equipment

Hot Water Boiler

100% 2031 \$187,000 1 \$8,700

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

Location : Basement

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

Location : Basement

Explanation : 3 Units

Distribution

Hot Wtr Piping/Pump

100% 2041 * * 4 \$900

Terminal Devices

Convactor/Radiator

100% 2038 * * 1 \$5,700

Controls

Electrical

100% 2027 \$97,800

Air Conditioning

Energy Source

Electricity

100% 2041 * * 1

Conversion Equipment

Window/Wall Unit

100% 2028 \$66,700 1

Ventilation

Distribution

Ductwork/Diffusers

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

No Component

80%

Exhaust Fans

Roof

20% Now \$1,400 2028 \$6,800 2 \$100

Broken, Extent : Severe, Area Affected : 25%

Location : 1 Of 4 Units On The Roof

No Component

80%

Plumbing

H/C Water Piping

Brass/Copper

100% 2043 * * 1

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Gas Fired	100%			2028	\$34,200	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units - 75 Gallons Each.</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%	0-2	\$500	2028	\$500	4	\$400	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Fixtures								
Generic	100%							

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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 : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

Asset Name : TRANSITIONAL HOUSING - NEW HOPE
Address : 360 NEW JERSEY AVENUE BTWN: BELMONT AVE. - SUTTER AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HRA0068.000 / 4345 **Yr Built/Renovated** : 1930 / 2004
Area Sq Ft : 25,564 **Project Type** : HUMAN RESOURCES
Date of Survey : 25-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3755 **Lot** : 22 **BIN** : 3084088

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,363,300	
Interior Architecture	\$104,100	\$694,400
Electrical	\$19,400	\$416,000
Mechanical		\$209,000
Site Enclosure		\$81,200
Total	\$1,486,800	\$1,400,600
Importance Code A	\$1,363,300	
Importance Code B	\$123,600	\$1,075,700
Importance Code C		\$325,000
Total	\$1,486,800	\$1,400,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$58,600			
Interior Architecture	\$144,600	\$8,700		\$1,000
Electrical	\$2,900	\$3,800	\$2,400	\$2,900
Mechanical	\$60,800	\$49,300	\$3,600	\$2,100
Site Enclosure	\$1,600			
Site Pavements	\$8,500			
Total	\$277,000	\$61,800	\$6,000	\$5,900
Importance Code A	\$100,500	\$1,300	\$1,300	\$1,300
Importance Code B	\$76,200	\$60,400	\$4,800	\$4,700
Importance Code C	\$100,400			
Total	\$277,000	\$61,800	\$6,000	\$5,900



*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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$648,700	LIFE	**	5	\$26,300	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : North And East Facades</i>					
			<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Street Facades</i>					
			<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : At Corners</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Fire Escape Throughout</i>					
			<i>Explanation : Rusting</i>					
Masonry: Limestone	5%	Now	\$14,800	LIFE	**	5	\$1,400	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : At Main Entrance</i>					
			<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : At Window Sills And Decorative Banding</i>					
Metal, Corrugated	2%			2053	**	1		
Stucco Cement	23%	Now	\$97,700	2038	**	5	\$10,800	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Interior Courtyard And Rear Facade</i>					
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Interior Courtyard And Rear Facade</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Interior Courtyard And Rear Facade</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Interior Courtyard Into Apartments</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. 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
Exterior								
Windows								
Aluminum	89%	Now	\$206,200	2058	**	5	\$2,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	1%	Now	\$2,700	2048	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Wood	10%	Now	\$19,500	2058	**	5	\$2,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairwell Windows</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	8%	Now	\$1,200	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$210,300	LIFE	**	5	\$2,800	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North East Corner, Interior Parapet Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Interior Parapet</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stepped Up Parapets</i>								
Pre-cast Concrete	3%	Now	\$1,900	LIFE	**	5	\$700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Coping Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	19%	Now	\$18,600	2038	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Into Top Floor</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%	Now	\$200,400	2043		**		
<i>Alligatoring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Roof Surface</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout. Water Leaking Into Top Floor Apartments</i>								
Skylight, Metal/Glass	5%			2053	**	10	\$3,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,200	
Ceramic Tile	5%			2036	\$109,400	5	\$1,900	
Quarry Tile	20%			2038	**	5	\$11,600	
Sheet Vinyl/Rubber	5%	Now	\$12,700	2033	\$126,900	5	\$1,500	
<i>Worn/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	20%			2033	\$214,300	3	\$3,900	
Wood	45%	0-2	\$104,100	2048	**	5	\$16,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Apartments</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Apartments</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$24,400	2036	\$243,800	5	\$2,200	
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 3rd And 4th Floor Stairs</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 3rd And 4th Floor Stairs</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 3rd And 4th Floor Stairs</i>							
Concrete Masonry Unit	5%	0-2	\$10,400	LIFE	**	5	\$900	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	45%	Now	\$5,600	LIFE	**	5	\$12,000	
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bathrooms And Around Windows In Apartments</i>							
Masonry: Brick	10%	Now	\$42,200	LIFE	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	<i>Worn/Erode, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
Plaster	30%	Now	\$16,200	LIFE	**	5	\$4,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Bulkhead Stairs</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Bulkhead Stairs</i>							
Ceilings								
AcousTileSusp.Lay-In	15%			2038	**	5	\$5,800	
Exposed Struc: Concrete	5%			LIFE	**	5	\$300	
Gypsum Board	60%	Now	\$20,400	LIFE	**	5	\$29,100	
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bathrooms And Top Floor Apartments</i>							
Plaster	20%	Now	\$11,800	LIFE	**	5	\$4,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Bulkhead Stairs</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkhead Stairs</i>							
Site Enclosure								
Fence/Gates								
Chain Link	25%			2053	**			
Wood	75%	0-2	\$1,600	2031	\$81,200			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Wood Fence</i>							
	<i>Explanation : Peeling Paint</i>							
Site Pavements								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$6,700	2046		**		
	<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Activity Yard								
Asphalt	50%	Now	\$900	2042		**		
	<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Rubber Matting	50%	Now	\$900	2033	\$2,200			
	<i>Ponding, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Erode, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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								
Fused Disc Sw	100%			2043		**	\$100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Rated At 600 Amperes.</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2043		**	\$100	
Raceway								
Conduit	100%			2043		**	1	
Panelboards								
Fused Disc Sw	5%			2041		**	5	
Molded Case Bkrs	95%			2041		**	\$600	
Wiring								
Thermoplastic	100%			2043		**	1	
Motor Controllers								
Locally Mounted	100%			2038		**	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	\$400	
Lighting								

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

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	Priority
Lighting								
Interior Lighting Fluorescent	50%			2033	\$194,500	10	\$11,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2033	\$155,600	10	\$9,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Apartment Units</i>								
<i>Explanation : Compact Fluorescent Light</i>								
Fluorescent	5%			2028	\$19,400	10	\$1,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
LED	5%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2033	\$21,500	10	\$3,100	
Exit, Service	50%			2033	\$5,500	1		
Exterior Lighting								
HID	30%			2033	\$35,800	10		
No Component	70%							
Alarm								
Security System Generic	100%			2033	\$48,000	1	\$9,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Analog	100%			2033	\$65,900	1-3	\$16,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2043	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	15%	0-2	\$40,700	2053	**	1	\$1,700	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Unit No.1</i>					
			<i>Not Energy Efficient, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 4 Multiple Units</i>					
Hot Water Boiler	85%			2038	**	1	\$10,700	
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$1,100	2041	**	4	\$100	
			<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : 1 Circulating Pump, Basement</i>					
Hot Wtr Piping/Pump	90%			2041	**	4	\$1,100	
Terminal Devices								
Convactor/Radiator	100%			2031		1	\$8,300	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2028		1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,900	
No Component	80%							
Exhaust Fans								
Roof	20%	Now	\$1,000	2028	\$9,900	2	\$100	
			<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	\$9,900	2043	**	1		
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Water Main, Basement</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Under Size Circulation Pump</i>					
Brass/Copper	90%			2043	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks Gas Fired	100%	0-2	\$3,400	2028	\$17,100	2		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Leaking. The Storage Tank</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tankless Unit With One 100 Gallon Tank</i>								
Sanitary Piping Cast Iron	30%	Now	\$1,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room In Basement</i>								
Cast Iron	70%			LIFE	**	1		
Sump Pump(s) Submersible	100%	0-2	\$800	2028	\$800	4	\$500	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%			2033	\$13,400	4	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Out Of 2 Pump Is Under Repairing</i>								
Fixtures Generic	100%							
Fire Suppression Sprinkler								
No Component	95%							
Generic	5%			2033	\$17,700	1-2	\$400	

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Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

Asset Name : TRANSITIONAL HOUSING-HELP HAVEN
Address : 11 AND 13 WEST 137TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HRA0072.000 / 4349 **Yr Built/Renovated** : 1920 / 1995
Area Sq Ft : 18,576 **Project Type** : HUMAN RESOURCES
Date of Survey : 02-Feb-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1735 **Lot** : 28 **BIN** : 1053913

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$149,300
Electrical	\$156,300	\$115,800
Mechanical	\$471,600	\$107,500
Total	\$627,900	\$372,600
Importance Code A	\$197,400	
Importance Code B	\$430,500	\$372,600
Total	\$627,900	\$372,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	\$40,600	\$1,400		
Electrical	\$67,000	\$2,000	\$1,800	\$2,100
Mechanical	\$1,000	\$2,000	\$2,200	\$2,400
Site Enclosure	\$800			
Site Pavements	\$300			
Total	\$109,600	\$5,300	\$4,000	\$4,500
Importance Code A		\$900	\$1,000	\$900
Importance Code B	\$108,100	\$4,400	\$3,100	\$3,600
Importance Code C	\$1,500			
Total	\$109,600	\$5,300	\$4,000	\$4,500



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	**	5	\$8,100	
Stucco Cement	70%			2051	**	5	\$47,000	
Windows								
Aluminum	90%			2042	**	5		
Metal Clad Wood	10%			2042	**	5		
Parapets								
Masonry: Brick	100%			LIFE	**	5	\$1,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof Side Of Parapet Wall</i>								
<i>Explanation : New Stucco Finish</i>								
Roof								
Modified Bitumen	95%			2042	**	10	\$10,900	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parapet Wall</i>								
Skylight, Metal/Glass	5%			2054	**	10	\$1,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,900	
Ceramic Tile	5%			2043	**	5	\$1,400	
Quarry Tile	25%			2047	**	5	\$10,100	
Vinyl Tile	20%			2034	\$149,300	3	\$2,000	
Wood	40%	Now	\$32,200	2049	**	5	\$10,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Residences</i>								
Interior Walls								
Ceramic Tile	10%			2037	**	5	\$2,500	
Concrete Masonry Unit	15%			LIFE	**	5	\$1,500	
Gypsum Board	50%			LIFE	**	5	\$7,400	
Plaster	25%			LIFE	**	5	\$1,900	
Ceilings								
AcousTileSusp.Lay-In	15%			2047	**	5	\$4,100	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	50%			LIFE	**	5	\$16,900	
Plaster	25%			LIFE	**	5	\$4,200	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2044	**			
Iron Picket	20%			2054	**			
Free Standing Walls								
Cast in Place Concrete	100%			2054	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	90%			2054		**		
Masonry: Fieldstone	10%	Now	\$800	2044		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stone Cracks Under Entrance To 11 West 136th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039		**		
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$300	2047		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Underside Of Front Entrance Steps Building 11</i>								
Activity Yard								
Cast in Place Concrete	100%			2047		**		
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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$7,500	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Main Service Switches One Rated At 600 Amperes, Two Rated At 200 Amperes And One Rated At 100 Amperes.</i>								
Raceway								
Conduit	100%			2034	\$16,200	1		
Panelboards								
Fused Disc Sw	10%			2033	\$4,000	5		
Molded Case Bkrs	90%			2033	\$35,900	5	\$400	
Wiring								
Thermoplastic	100%			2034	\$19,900	1		
Motor Controllers								
Locally Mounted	100%			2032	\$59,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,400	LIFE		**	5	\$300
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2034	\$56,500	10	\$3,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	50%			2029	\$156,300	2	\$200	
LED	30%			2042		**		

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

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	Priority
Lighting								
Egress Lighting Emergency, Battery	50%	Now	\$7,800	2044	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
Exit, Battery	50%	Now	\$6,600	2044	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	15%	Now	\$13,000	2044	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
LED	15%	Now	\$4,500	2044	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
<i>Explanation : Malfunctioning</i>								
No Component	70%							
Alarm								
Security System Generic	100%			2034	\$34,900	1	\$6,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%	Now	\$24,000	2044	**	1-3	\$10,400	
<i>Control Panel Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Office</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2054	**	1		
Conversion Equipment Hot Water Boiler	100%	4+	\$197,400	2054	**	1	\$8,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Gasoline Fired Sectional Hot Water Boiler</i>								
Distribution Hot Wtr Piping/Pump	100%			2042	**	4	\$900	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Terminal Devices								
	Convactor/Radiator	90%			2039	* *	1	\$5,400
	Fan Coil Unit/Heat	10%			2034	\$46,100	1	\$600
Controls								
	Electrical	100%	0-2	\$51,600	2029	\$103,300		
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor. Only One Thermostat Controls The Two Building</i>								
Air Conditioning								
Energy Source								
	Electricity	100%			2050	* *	1	
Conversion Equipment								
	Window/Wall Unit	80%			2032	\$56,300	1	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,100
	No Component	80%						
Exhaust Fans								
	Roof	20%			2034	\$7,200	2	\$100
	Wall Unit	10%			2034	\$800	2	\$100
	No Component	70%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	2-4	\$119,300	2044	* *	1	
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement. Broken Booster Pumps</i>								
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement. Broken Booster Pumps</i>								
Water Heater With Tanks								
	Gas Fired	100%			2032	\$51,200	2	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two 110 Gallon Units</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement. Sewage Back Up At Basement During Heavy Rain</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of Building</i>								
<i>Explanation : Roof Scuppers Are Galvanized Steel Leader To Cast Iron Piping Into The Building.</i>								
Backflow Preventer								
	Generic	100%			2034	\$8,300	1	\$1,100

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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									
Fixtures									
	Generic	100%							
Hot Water Storage Tank									
	Generic	100%			2034	\$15,400	1	\$2,600	
Fire Suppression									
Sprinkler									
	No Component	95%							
	Generic	5%			2044	**	1-2	\$300	

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

Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

Asset Name : TRANSITIONAL HOUSING-NEW DAY ONE
Address : 1275 WESTCHESTER AVENUE BTWN: LONGFELLOW AVE. - HOME ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0070.000 / 4347 **Yr Built/Renovated** : 1925 / 1992
Area Sq Ft : 57,630 **Project Type** : HUMAN RESOURCES
Date of Survey : 16-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,6
Block : 2758 **Lot** : 36 **BIN** : 2006311

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$599,700	
Interior Architecture	\$222,600	\$505,100
Electrical		\$634,300
Mechanical	\$152,800	\$111,800
Total	\$975,100	\$1,251,200
Importance Code A	\$599,700	
Importance Code B	\$208,800	\$1,251,200
Importance Code C	\$166,600	
Total	\$975,100	\$1,251,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$81,500	\$400		
Interior Architecture	\$44,000	\$32,100		\$1,400
Electrical	\$5,400	\$6,100	\$6,500	\$5,400
Mechanical	\$47,800	\$7,600	\$13,000	\$7,600
Site Enclosure	\$5,700			
Site Pavements	\$7,300			
Total	\$191,700	\$46,200	\$19,500	\$14,400
Importance Code A	\$87,200	\$6,200	\$5,700	\$5,700
Importance Code B	\$94,200	\$40,000	\$13,800	\$8,700
Importance Code C	\$10,200			
Total	\$191,700	\$46,200	\$19,500	\$14,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%	4+	\$43,300	LIFE	**	5	\$10,500	
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Window Lintels At 1st To 5th Floors</i>								
Masonry: Fieldstone	5%			LIFE	**	5	\$2,000	
Pre-cast Concrete	5%	Now	\$38,200	LIFE	**	5	\$8,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Decorative Banding At Street Facade</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Sills. Street Facade</i>								
Stucco Cement	70%			2046	**	5	\$92,100	
Windows								
Aluminum	100%	Now	\$599,700	2049	**	5	\$12,600	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And East Facade Windows</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And East Facade Windows</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Building And Office</i>								
Parapets								
Masonry: Brick	35%			LIFE	**	5		
Pre-cast Concrete	10%			LIFE	**	5		
Stucco Cement	55%			2046	**	5		
Roof								
Modified Bitumen	95%			2038	**	10	\$400	
Skylight, Metal/Glass	5%			2053	**	10	\$100	
Soffits								
Stucco Cement	100%			2046	**	5	\$200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,600	
Ceramic Tile	10%			2036	\$429,000	5	\$7,600	
Quarry Tile	20%	Now	\$56,000	2046	**	5	\$11,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Hallways</i>								
Vinyl Tile	15%	Now	\$15,800	2038	**	3	\$4,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor Rooms</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Rooms</i>								
Wood	45%			2048	**	5	\$64,200	
<i>Worn/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Offices</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$5,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,600	
Glass: Single Pane	1%			LIFE	**	5	\$900	
Gypsum Board	69%	Now	\$56,100	LIFE	**	5	\$48,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor Storage Area</i>								
Masonry: Brick	5%	Now	\$110,600	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Plaster	10%			LIFE	**	5	\$3,500	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	**	5	\$1,200	
Gypsum Board	70%	Now	\$18,600	LIFE	**	5	\$66,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Office Area At Light Fixture</i>								
Gypsum Board	10%	Now	\$6,700	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor And 6th Floor Apartment</i>								
Plaster	10%			LIFE	**	5	\$4,800	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2053	**			
Iron Picket	10%			2068	**			
Retaining Walls								
Cast in Place Concrete	8%			2053	**			
Concrete Masonry Unit	32%	Now	\$5,700	2043	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Wall In Rear Yard</i>								
<i>Explanation : Deteriorated Mortar Joints</i>								
Masonry: Fieldstone	60%			2043	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$7,300	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Steps</i>								

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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Estimates are rounded to the nearest hundred dollars.

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

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								
Fused Disc Sw	100%			2043	**	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Three Main Service Switches Rated At 400 Amperes Each</i>							
Switchgear / Switchboard								
Fused Disc Sw	50%			2043	**	5	\$100	
Molded Case Bkrs	50%			2043	**	5	\$800	
Raceway								
Conduit	100%			2043	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2043	**	1		
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Gasoline Meter Room</i>							
	<i>Explanation : Water Main</i>							
Lighting								
Interior Lighting								
Fluorescent	60%			2033	\$526,100	10	\$31,700	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
LED	40%			2041	**			
Egress Lighting								
Emergency, Battery	50%			2033	\$48,400	10	\$7,000	
Exit, Battery	50%			2033	\$40,800	10	\$1,900	
Exterior Lighting								
HID	5%			2033	\$13,400	10		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Controlled Via Photocell</i>							
LED	15%			2041	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outside Perimeter</i>							
	<i>Explanation : LED Light Fixtures</i>							
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	\$108,200	1	\$21,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Interior And Exterior</i>							
	<i>Explanation : Surveillance Cameras System</i>							

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

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	

Alarm

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

Heating

Energy Source Natural Gas	100%			2043	**	1		
Conversion Equipment Steam Boiler	100%			2038	**	1	\$57,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Natural Gasoline Burning Steam Boiler</i>								
Distribution Steam Piping/Pump	100%			2043	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Wing</i>								
<i>Explanation : Undersized Piping Causing Heating Problems</i>								
Terminal Devices Convactor/Radiator	100%			2038	**	1	\$18,600	

Air Conditioning

Energy Source Electricity	100%			2041	**	1		
Conversion Equipment Window/Wall Unit	70%			2028		1	\$152,800	
No Component	30%							

Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,100	
Exhaust Fans Roof	100%			2033		2	\$1,800	

Plumbing

H/C Water Piping Brass/Copper	100%	Now	\$37,000	2043	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Side</i>								
<i>Explanation : Hot Water Piping Undersized Causing Shortages On East Side</i>								
HW Heat Exchanger Steam Fired	100%			2043	**	4	\$8,500	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%			2033	\$11,500	4	\$1,200
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	98%						
	Generic	2%			2043	**	1-2	\$300

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Print Date : 23-Sep-2025

HUMAN RESOURCES ADMINISTRATION - FY 2026

Asset Name : TRANSITIONAL HOUSING-NEW DAY TWO
Address : 1138 LONGFELLOW AVENUE BTWN: WESTCHESTER AV. - HOME ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0071.000 / 4348 **Yr Built/Renovated** : 1906 / 1992
Area Sq Ft : 27,720 **Project Type** : HUMAN RESOURCES
Date of Survey : 16-May-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 2758 **Lot** : 6 **BIN** : 2006302

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$62,900	\$550,600
Interior Architecture	\$455,000	\$114,200
Electrical		\$387,800
Mechanical	\$84,000	\$804,700
Total	\$601,900	\$1,857,300
Importance Code A	\$62,900	\$550,600
Importance Code B	\$539,000	\$1,306,700
Total	\$601,900	\$1,857,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$55,500	\$600	\$14,400	
Interior Architecture	\$58,600		\$9,200	\$2,600
Electrical	\$17,500	\$3,100	\$3,000	\$2,600
Mechanical	\$44,100	\$3,800	\$4,100	\$3,800
Total	\$175,700	\$7,500	\$30,500	\$9,000
Importance Code A	\$58,200	\$3,300	\$17,200	\$2,700
Importance Code B	\$81,700	\$4,200	\$13,400	\$6,300
Importance Code C	\$35,700			
Total	\$175,700	\$7,500	\$30,500	\$9,000



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$11,200	
Masonry: Fieldstone	12%			LIFE	**	5	\$4,100	
Slate Panels	3%	Now	\$62,900	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	60%			2047	**	5	\$67,500	
Windows								
Aluminum	90%	Now	\$9,800	2033	\$488,200	5	\$5,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Room 2C</i>								
Aluminum	10%			2033	\$62,400	5	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Window Guards</i>								
Parapets								
Metal: Cage/Fence	10%			2047	**	5-10	\$5,700	
Stucco Cement	90%			2047	**	5	\$17,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Installed Over Brick Walls</i>								
Roof								
Modified Bitumen	95%			2039	**	10	\$14,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	5%			2054	**	10	\$2,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,000	
Ceramic Tile	10%			2030	\$233,100	5	\$4,100	
Quarry Tile	20%			2039	**	5	\$12,400	
Vinyl Tile	10%	0-2	\$22,800	2034	\$114,200	3	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	45%	Now	\$221,900	2049	**	5	\$17,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			2069	**	5	\$3,900	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	4+	\$12,400	2037	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	4+	\$8,400	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	75%	4+	\$9,400	LIFE	**	5	\$20,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$5,500	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2039	**	5	\$2,100	
<i>Recent Installation, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Gypsum Board	80%			LIFE	**	5	\$41,300	
Plaster	15%			LIFE	**	5	\$3,900	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2044	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			
Activity Yard								
Rubber Matting	100%			2039	**			

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

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

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								
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$700	
Wiring								
Thermoplastic	100%			2044	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	75%			2034	\$316,300	10	\$19,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	25%			2042	**			
Egress Lighting								
Emergency, Battery	50%			2034	\$23,300	10	\$3,300	
Exit, Battery	50%			2034	\$19,600	10	\$900	
Exterior Lighting								
LED	30%			2042	**			
No Component	70%							
Alarm								
Security System								
Generic	100%	Now	\$15,600	2039	**	1	\$9,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	\$71,500	1-3	\$17,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Central Control Panel, Alarm Bells, Smoke Detection.</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%			2034	\$222,000			
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	100%			2032	\$226,700	1	\$9,000	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	80%			2042	**	1		
No Component	20%							
Conversion Equipment								
Window/Wall Unit	80%			2029	\$84,000	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$1,500	
No Component	90%							
Exhaust Fans								
Roof	10%	Now	\$5,400	2044	**	2	\$100	
<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof - 2 Units - Toilet Exhaust Fans</i>								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$356,000	1		
<i>On Extended Life, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$34,900	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Apartments In The B And C Lines</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2039	**	1	\$1,700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	98%							
Generic	2%			2044	**	1-2	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Laundry Room</i>								
<i>Explanation : Location Noted</i>								

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