

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : 85 LEXINGTON AVENUE
Address : 85 LEXINGTON AVE. BTWN CLASSON AVE - FRANKLIN AVE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0022.000 / 1976 **Yr Built/Renovated** : 1975 / 2009
Area Sq Ft : 24,666 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1967 **Lot** : 68 **BIN** : 3056327

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$101,500	
Interior Architecture	\$58,900	\$1,420,900
Electrical	\$342,100	\$104,800
Mechanical		\$245,300
Total	\$502,500	\$1,771,000
Importance Code A	\$101,500	
Importance Code B	\$401,000	\$1,771,000
Total	\$502,500	\$1,771,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$56,600		\$900	
Interior Architecture	\$23,200			\$3,900
Electrical	\$5,800	\$27,000	\$3,300	\$2,900
Mechanical	\$64,700	\$27,700	\$9,800	\$8,500
Site Pavements	\$18,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$173,100	\$58,600	\$18,000	\$19,200
Importance Code A	\$57,800	\$1,300	\$2,100	\$1,200
Importance Code B	\$96,100	\$57,300	\$15,900	\$18,000
Importance Code C	\$19,200			
Total	\$173,100	\$58,600	\$18,000	\$19,200



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.

DEPT. OF HOMELESS SERVICES - 071
85 LEXINGTON AVENUE
Asset # : 1976

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	85%	Now	\$94,800	LIFE	**	5	\$23,600	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Wall</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 30%</i>								
<i>Location : Front Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Wall</i>								
Masonry: Brick	15%	4+	\$6,700	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Windows								
Aluminum	100%			2047	**	5	\$1,900	
Parapets								
Masonry: Brick	60%	Now	\$6,500	LIFE	**	5	\$2,600	
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Metal Panel	5%	Now	\$3,500	2051	**	5	\$400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At West Parapet</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At West Parapet</i>								
Metal: Cage/Fence	35%			2044	**	5-10	\$11,900	
Roof								
Asphalt Shingle	5%			2040	**	10	\$300	
IRMA/Protected Membrane	85%	Now	\$43,600	2036	**			
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roll Roofing	10%			2030	\$22,500	5	\$5,900	
Soffits								
Stucco Cement	100%			2044	**	5	\$400	

Interior

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DEPT. OF HOMELESS SERVICES - 071
85 LEXINGTON AVENUE
Asset # : 1976

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									
Ceramic Tile	10%			2040	**	5	\$3,600		
Quarry Tile	5%	4+	\$2,600	2044	**	5	\$1,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Kitchen</i>									
Vinyl Tile	85%	Now	\$16,600	2031	\$831,900	3	\$11,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Ceramic Tile	10%			2040	**	5	\$4,300		
Gypsum Board	85%			LIFE	**	5	\$22,100		
SGFT/Glazed Masonry	5%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	100%	Now	\$58,900	2029	\$589,000	5	\$18,100		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Laundry Room</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Site Enclosure									
Fence/Gates									
Chain Link	35%			2041	**				
Iron Picket	40%			2066	**				
Metal Panel	25%			LIFE	**				
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Mechanical Equipment</i>									
<i>Explanation : Actual Material Is Vinyl Fence</i>									
Retaining Walls									
Cast in Place Concrete	100%			2051	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	2-4	\$1,800	2036	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
On-Site Walkways									
Cast in Place Concrete	100%			2036	**				
Parking/Driveway									
Asphalt	100%	Now	\$17,100	2046	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Activity Yard									
Rubber Matting	100%			2026					

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DEPT. OF HOMELESS SERVICES - 071
85 LEXINGTON AVENUE
Asset # : 1976

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%			2051	**	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 800 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	**	5	\$700	
Raceway								
Conduit	100%			2041	**	1		
Panelboards								
Molded Case Bkrs	100%			2047	**	5	\$700	
Wiring								
Thermoplastic	100%			2041	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$86,800	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$7,600	
Generators								
Diesel	100%			2040	**	1	\$9,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outdoor Enclosure</i>							
	<i>Explanation : One 60 Kilowatts</i>							
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$900	
Fuel Storage								
Main Tank	100%			2059	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Adjacent To Generator</i>							
	<i>Explanation : One 300 Gallons</i>							
Lighting								
Interior Lighting								
Fluorescent	5%			2031	\$18,000	10	\$1,100	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen, Stairs, Bathrooms</i>							
Fluorescent	95%			2026	\$342,100	10	\$21,100	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Service	30%			2031	\$4,400	1		
Emergency, Battery	20%			2031	\$7,900	10	\$1,200	
Exit, Service	25%			2026	\$2,600	1		
Exit, Battery	25%			2031	\$8,400	10	\$400	

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85 LEXINGTON AVENUE
Asset # : 1976

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%			2031	\$11,200	10		
LED	90%			2041	**			

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

Location : Building Perimeter And Roof

Alarm

Security System

Generic	100%			2041	**	1	\$9,200	
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Recent Installation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Fire/Smoke Detection

No Component	80%							
Generic, Digital	20%			2036	**	1-3	\$3,000	

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%			2041	**	5	\$7,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 1 Fuel Oil Tank

Conversion Equipment

Hot Water Boiler	100%			2036	**	1	\$12,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 1 Hot Water Boiler

Distribution

Hot Wtr Piping/Pump	100%			2030	\$51,800	4	\$1,800	
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Terminal Devices

Convactor/Radiator	100%			2029	\$193,500	1	\$7,800	
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Air Conditioning

Energy Source

Electricity	100%			2039	**	1		
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Conversion Equipment

Split Unit	75%	Now	\$42,200	2041	**			
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Malfunctioning, Extent : Severe, Area Affected : 33%
Location : 1 Of 3 Units Is Defective And Located In Parking Lot
Other Observation, Extent : Light, Area Affected : 100%
Location : Parking Lot
Explanation : 3 Outdoor Condensing Units Utilize R410a.

Window/Wall Unit	25%			2029	\$22,400	1		
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DEPT. OF HOMELESS SERVICES - 071
85 LEXINGTON AVENUE
Asset # : 1976

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								
Terminal Devices								
	Fan Coil - 2 Pipe	75%			2036	**	1	\$5,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1st And 2nd Floors</i>								
<i>Explanation : 3 Indoor Units Associated With Outdoor Condensing Units Were Installed In 2017.</i>								
	No Component	25%						
Ventilation								
Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$5,400
	No Component	60%						
Exhaust Fans								
	Interior	30%			2031	\$31,500	2	\$200
	Roof	15%			2031	\$6,900	2	\$100
	No Component	55%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2041	**	1	
Water Heater With Tanks								
	Gas Fired	50%			2030	\$8,300	2	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Of 2 Gas Fired Hot Water Heaters Was Installed In 2019.</i>								
	Gas Fired	50%			2026	\$8,300	2	
Sanitary Piping								
	Cast Iron	100%	Now	\$6,000	LIFE	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Laundry Room Above Ceiling</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%	2-4	\$7,600	2041	**	4	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Frequent Clogging And Pump Overworked.</i>								
Fixtures								
	Generic	100%						
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4 Drinking Fountains On 1st And 2nd Floors</i>								
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1st And 2nd Floors, Roof</i>								
<i>Explanation : 1 Passenger Elevator</i>								
Fire Suppression								

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DEPT. OF HOMELESS SERVICES - 071
85 LEXINGTON AVENUE
Asset # : 1976

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
Fire Suppression	Sprinkler							
	Generic	100%			2051	**	1-2	\$6,800
<i>Recent Installation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Sprinkler Heads Installed Throughout The Building.</i>								
Chemical System	Generic	100%			2029	\$15,900	1-3	\$74,400

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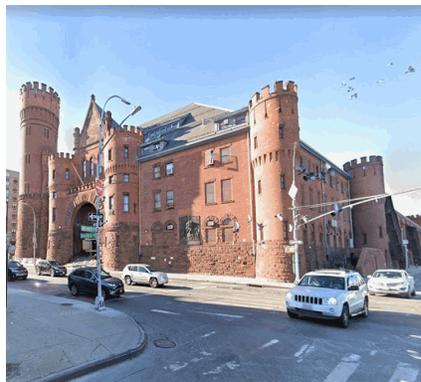
Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : ATLANTIC AVENUE ARMORY
Address : 1322 BEDFORD AVENUE @ ATLANTIC AVE
Borough : BROOKLYN **Agency's Number** : MB051
Program / Asset # : DHS0080.000 / 4452 **Yr Built/Renovated** : 1898 / 2005
Area Sq Ft : 174,360 **Project Type** : HOMELESS SERVICES
Date of Survey : 02-Nov-2022 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 1199 **Lot** : 15 **BIN** : 3029748

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$420,200	\$329,500
Interior Architecture	\$1,608,000	\$2,356,000
Electrical		\$358,400
Mechanical	\$43,200	\$6,125,800
Total	\$2,071,400	\$9,169,700
Importance Code A	\$420,200	\$329,500
Importance Code B	\$890,500	\$8,717,100
Importance Code C	\$760,700	\$123,100
Total	\$2,071,400	\$9,169,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$37,400		\$2,300	
Interior Architecture	\$103,200			\$15,000
Electrical	\$52,000	\$28,400	\$34,400	\$29,100
Mechanical	\$51,700	\$43,100	\$53,100	\$43,100
Site Pavements	\$1,100			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$255,200	\$81,400	\$99,700	\$97,000
Importance Code A	\$54,700	\$17,300	\$19,500	\$17,300
Importance Code B	\$174,200	\$64,100	\$80,100	\$79,800
Importance Code C	\$26,300			
Total	\$255,200	\$81,400	\$99,700	\$97,000



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DEPT. OF HOMELESS SERVICES - 071
ATLANTIC AVENUE ARMORY
Asset # : 4452

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								
Copper/Terne	2%			2069	**	10	\$6,800	
Masonry: Brick	85%	4+	\$218,100	LIFE	**	5	\$123,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Side Entry Of Drill Area</i>								
Masonry: Brownstone	10%			LIFE	**	5	\$21,800	
Masonry: Granite	2%			LIFE	**	5	\$4,400	
Metal Sect. OHD	1%			2047	**	5	\$4,500	
Windows								
Aluminum	95%	Now	\$69,100	2050	**	5	\$33,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Dormitory</i>								
Metal Louvers	5%			2043	**	10	\$22,200	
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$62,900	
Masonry: Brownstone	10%			LIFE	**	5-10	\$13,200	
Roof								
Copper/Terne	5%	Now	\$3,300	2049	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Dormitory</i>								
Roll Roofing	25%	Now	\$10,300	2033	\$206,000	5	\$24,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Tower Roof</i>								
Skylight, Metal/Glass	3%			2044	**	10	\$11,800	
Slate	67%			LIFE	**	10	\$79,300	
Soffits								
Masonry: Brownstone	50%			LIFE	**	5		
Metal Panel	50%			2044	**	5-10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Fire Escape</i>								
<i>Explanation : Fire Escape Canopy</i>								
Interior								
Floors								
Cast in Place Concrete	45%			LIFE	**	5	\$524,100	
Ceramic Tile	5%			2043	**	5	\$13,300	
Terrazzo	5%	4+	\$26,700	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Located At Entrance</i>								
Traffic Topping	5%			2039	**	5	\$16,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells And Cafeteria</i>								
<i>Explanation : Fluid Applied Epoxy Resin</i>								
Vinyl Tile	25%			2034	\$1,970,800	3	\$33,300	
Wood	15%			2049	**	5	\$74,900	

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DEPT. OF HOMELESS SERVICES - 071
ATLANTIC AVENUE ARMORY
Asset # : 4452

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								
Concrete Masonry Unit	15%	Now	\$477,200	LIFE	**	5	\$37,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Along Atlantic Avenue And Kitchen Storage Rooms</i>								
Gypsum Board	10%			LIFE	**	5-10	\$107,300	
Masonry: Brick	5%			LIFE	**	10	\$9,500	
Plaster	65%	Now	\$214,100	LIFE	**	5	\$123,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Dormitories</i>								
SGFT/Glazed Masonry	5%			LIFE	**	10	\$15,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Side Entry To Drill Area</i>								
Ceilings								
AcousTileSusp.Lay-In	3%			2039	**	5	\$8,000	
Embossed Metal	5%	4+	\$42,900	LIFE	**	5	\$6,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Dorm Drill Floor Areas</i>								
Exposed Struc: Steel	15%			LIFE	**	10	\$79,700	
Exposed Struc: Wood	37%	Now	\$360,100	LIFE	**			
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Drill Floor</i>								
Gypsum Board	10%			LIFE	**	5-10	\$91,400	
Plaster	30%			LIFE	**	5-10	\$137,100	
Site Enclosure								
Fence/Gates								
Iron Picket	50%			2054	**			
Masonry: Fieldstone	50%			2044	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : West Side Of Building</i>								
<i>Explanation : This Is Actually A Brownstone Masonry Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	**			
On-Site Walkways								
Cast in Place Concrete	50%	Now	\$1,100	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exterior Entry Steps</i>								
Steel Plate	50%			LIFE	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Fire Escape</i>								
<i>Explanation : Fire Escape</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	

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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.

DEPT. OF HOMELESS SERVICES - 071
ATLANTIC AVENUE ARMORY
Asset # : 4452

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	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$700	
Raceway								
Conduit	50%			2054	**	1		
Conduit	50%			2034	\$122,400	1		
Panelboards								
Molded Case Bkrs	70%			2050	**	5	\$3,200	
Molded Case Bkrs	30%			2033	\$64,200	5	\$1,400	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Locally Mounted	80%			2039	**	5	\$900	
Locally Mounted	20%			2032	\$114,300	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$53,600	
Generators								
Diesel	100%			2037	**	1	\$67,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room On The Drill Floor</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatts.</i>								
Batteries								
Nickel Cadmium	100%			2027	\$2,600	5	\$38,900	
Fuel Storage								
Main Tank	100%			2049	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
LED	100%			2039	**			
Egress Lighting								
Emergency, Service	50%			2034	\$57,600	1		
Exit, Service	50%			2034	\$40,300	1		
Exterior Lighting								
LED	30%			2039	**			
No Component	70%							
Alarm								

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DEPT. OF HOMELESS SERVICES - 071
ATLANTIC AVENUE ARMORY
Asset # : 4452

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

Security System

Generic

100%	2039	**	1	\$65,100
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Entrance Areas**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%	2039	**	1-3	\$107,400
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		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%	2044	**	1	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Vault**Explanation : 4,500 Gallon Tank No.2 Fuel*

Conversion Equipment

Steam Boiler

100%	2039	**	1	\$172,700
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%	2044	**		
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Terminal Devices

Air Handler

40%	2034		1	\$43,100
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Convactor/Radiator

40%	2039	**	1	\$22,500
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Fan Coil Unit/Heat

20%	2034		1	\$11,300
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Controls

Electrical

100%	2029			\$1,039,000
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Air Conditioning

Energy Source

Electricity

100%	2042	**	1	
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Conversion Equipment

Split Unit

10%	2034			\$443,800
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Window/Wall Unit

15%	2029		1	\$106,200
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Water Cooled interior

30%	2032		2	\$1,006,800
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Pkg Unit

No Component

45%				
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Terminal Devices

Fan Coil - 2 Pipe

10%	2034		1	\$5,600
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No Component

90%				
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DEPT. OF HOMELESS SERVICES - 071
ATLANTIC AVENUE ARMORY
Asset # : 4452

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								
Heat Rejection								
Evaporative Condenser	10%			2034	\$54,000	2	\$12,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$153,900	
Exhaust Fans								
Interior	100%			2034	\$828,900	2	\$5,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$37,400	4	\$5,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Duplex Units</i>								
Backflow Preventer								
Generic	100%			2039	**	1	\$10,700	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2029	\$34,700	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Hot Water Storage Tank								
Generic	100%			2039	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 250 Gallon Storage Tank</i>								
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 : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2054	**	1-5	\$87,900	
Sprinkler								
Generic	100%			2054	**	1-2	\$48,800	
Fire Pump								
Generic	100%			2037	**	1	\$32,600	

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DEPT. OF HOMELESS SERVICES - 071
ATLANTIC AVENUE ARMORY
Asset # : 4452

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : AUBURN FAMILY RESIDENCE
Address : 39 AUBURN PLACE @ N. PORTLAND AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0009.000 / 1970 **Yr Built/Renovated** : 1922 /
Area Sq Ft : 134,881 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,6,8,9
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$530,100	
Interior Architecture	\$418,100	\$3,303,200
Electrical	\$505,200	\$498,800
Mechanical	\$307,100	\$721,100
Total	\$1,760,600	\$4,523,100
Importance Code A	\$530,100	
Importance Code B	\$960,300	\$4,389,900
Importance Code C	\$270,200	\$133,200
Total	\$1,760,600	\$4,523,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$30,000	\$16,000		
Interior Architecture	\$166,500	\$6,400	\$2,500	\$13,700
Electrical	\$5,600	\$7,200	\$7,600	\$6,300
Mechanical	\$12,300	\$25,800	\$11,300	\$10,700
Site Enclosure	\$5,000			
Site Pavements	\$12,500			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$249,500	\$73,100	\$39,100	\$48,500
Importance Code A	\$30,000	\$16,000		
Importance Code B	\$152,000	\$57,100	\$39,100	\$48,500
Importance Code C	\$67,600			
Total	\$249,500	\$73,100	\$39,100	\$48,500



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DEPT. OF HOMELESS SERVICES - 071
AUBURN FAMILY RESIDENCE
Asset # : 1970

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	\$40,700	
Masonry: Brick	80%	Now	\$67,100	LIFE	**	5	\$41,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Adjacent To Compactor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,000	
Metal Panel	5%			2041	**	5-10	\$17,900	
Windows								
Aluminum	100%			2039	**	5	\$3,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$5,400	
Masonry: Brick	55%			LIFE	**	5	\$3,900	
Metal: Cage/Fence	35%			2036	**	5-10	\$19,100	
Roof								
Built-Up (BUR)	90%	Now	\$463,100	2041	**			
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2029	\$32,100	10	\$4,100	
Panel/Paver: Cer/Brk	5%	Now	\$29,700	2061	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Balcony Roofs</i>								
Soffits								
Stucco Cement	100%	4+	\$300	2036	**	5	\$400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front And Rear Facades</i>								
Interior								

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DEPT. OF HOMELESS SERVICES - 071
AUBURN FAMILY RESIDENCE
Asset # : 1970

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	5%	Now	\$16,600	LIFE	**	5	\$21,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 9th Floor Mechanical Rooms</i>								
Ceramic Tile	9%			2040	**	5	\$17,900	
Poured Epoxy/Resin	1%			2030	\$109,100			
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 3rd Floor Toilet</i>								
Terrazzo	5%			LIFE	**	5	\$7,800	
Vinyl Tile	10%			2036	**	3	\$7,500	
Vinyl Tile	55%	Now	\$148,000	2031	\$2,959,200	3	\$41,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Under Construction	15%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : 7th And 8th Floors</i>								
<i>Explanation : 7th And 8th Floors Under Construction</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$43,600	2040	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	3%	Now	\$17,900	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 9th Floor Mechanical Rooms</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 9th Floor Mechanical Rooms</i>								
<i>Explanation : Actual Plaster On Terra Cotta Masonry Units</i>								
Marble Panels	2%			LIFE	**			
Plaster	70%	Now	\$270,200	LIFE	**	5	\$68,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%			LIFE	**	5	\$65,000	
Under Construction	15%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : 7th And 8th Floors</i>								
<i>Explanation : 7th And 8th Floors Under Construction</i>								

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DEPT. OF HOMELESS SERVICES - 071
AUBURN FAMILY RESIDENCE
Asset # : 1970

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									
AcousTileConcealSpLn	5%			2036	**	5	\$12,700		
AcousTileSusp.Lay-In	8%	0-2	\$13,200	2044	**	5	\$8,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Exposed Struc: Concrete	3%	Now	\$17,900	LIFE	**	5	\$1,000		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 9th Floor</i>									
Gypsum Board	10%			LIFE	**	5	\$25,400		
Metal Panel	20%			LIFE	**	5	\$50,900		
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	40%	Now	\$48,300	LIFE	**	5	\$50,900		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Under Construction	14%								
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location : 7th And 8th Floors</i>									
<i>Explanation : 7th And 8th Floors Under Construction</i>									
Site Enclosure									
Fence/Gates									
Chain Link	40%			2041	**				
Iron Picket	60%			2051	**				
Retaining Walls									
Cast in Place Concrete	100%	Now	\$5,000	2051	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Areaway</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$6,400	2036	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Along N. Portland Avenue</i>									
On-Site Walkways									
Cast in Place Concrete	60%	0-2	\$6,100	2036	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : West Facade</i>									
Panel/Paver: Concrete	40%			2041	**				

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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DEPT. OF HOMELESS SERVICES - 071
AUBURN FAMILY RESIDENCE
Asset # : 1970

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								
Transformers								
Dry Type	100%			2044	**	5	\$500	
Raceway								
Conduit	80%			2031	\$139,000	1		
Conduit	20%			2051	**	1		
Panelboards								
Molded Case Bkrs	100%			2030	\$155,900	5	\$3,600	
Wiring								
Braided Cloth	10%			2030	\$26,500	1		
Thermoplastic	90%			2041	**	1		
Motor Controllers								
Locally Mounted	98%			2036	**	5	\$900	
Variable Frequency Drive	2%			2048	**			
Lighting								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$123,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2031	\$110,600	10	\$16,300	
Exit, Battery	50%			2031	\$93,300	10	\$4,600	
Exterior Lighting								
HID	50%			2026	\$307,300	10	\$200	
HID	50%			2036	**	10	\$200	
Alarm								
Security System								
No Component	50%							
Generic	50%	Now	\$74,200	2039	**	1	\$22,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System Is Not Operational</i>								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2036	**	1-3	\$41,600	

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								
HTHW/HW	100%			2041	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hot Water For Heating Is Supplied From Nearby Cumberland Hospital</i>								

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DEPT. OF HOMELESS SERVICES - 071
AUBURN FAMILY RESIDENCE
Asset # : 1970

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								
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$6,600	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Hot Water Pumps Located In Cumberland Hospital</i>								
<i>Explanation : Hot Water Pumps Provide Water Distribution Throughout.</i>								
Terminal Devices								
Convactor/Radiator	85%			2036	**	1	\$37,000	
Fan Coil Unit/Heat	5%			2036	**	1	\$2,200	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Window/Wall Unit	12%			2029	\$59,900	1		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floors</i>								
Window/Wall Unit	3%			2025	\$15,000	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
No Component	70%							
Under Construction	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 9th Floor Mechanical Rooms A, B</i>								
<i>Explanation : 2 Packaged Air-conditioning Units With Gas Fired Furnaces Are Under Construction.</i>								
Distribution								
No Component	85%							
Under Construction	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$3,800	
No Component	95%							
Exhaust Fans								
Interior	50%			2026	\$292,100	2	\$2,100	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Abandoned Units Located In 9th Floor Mechanical Rooms A, B</i>								
Interior	50%			2036	**	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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DEPT. OF HOMELESS SERVICES - 071
AUBURN FAMILY RESIDENCE
Asset # : 1970

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Storm Drain Piping Cast Iron	5%	Now	\$2,300	LIFE	**	1	
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
	<i>Location : Room 1-150 Above Ceiling</i>						
Cast Iron	95%			LIFE	**	1	
Sump Pump(s) Not Accessible	100%						
Backflow Preventer Generic	100%			2036	**	1	\$8,300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Cumberland Hospital</i>						
	<i>Explanation : Water Main And Backflow Preventer</i>						
Fixtures							
Under Construction	25%						
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
	<i>Location : 7th And 8th Floors</i>						
	<i>Explanation : Bathrooms Are Under Construction</i>						
Generic	75%						
Vertical Transport							
Elevators Geared Traction	100%			LIFE	**		
	<i>Controller Not Working, Extent : Moderate, Area Affected : 25%</i>						
	<i>Location : 2 Defective Elevator Control Systems In Each Elevator Machine Rooms</i>						
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement To 8th Floor</i>						
	<i>Explanation : 2 Elevators: 1 Freight, 1 Passenger.</i>						
Fire Suppression							
Standpipe Generic	100%			2031	\$606,600	1-5	\$70,500
Sprinkler No Component	97%						
Generic	3%			2031	\$54,700	1-2	\$1,100
Fire Pump Not Accessible	100%						

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

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

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.
Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0014.010 / 2588 **Yr Built/Renovated** : 1900 / 2009
Area Sq Ft : 85,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 27-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,Ph
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$257,500	\$104,100
Interior Architecture	\$1,928,900	\$1,421,200
Electrical	\$138,300	\$568,600
Mechanical		\$1,615,500
Total	\$2,324,600	\$3,709,500
Importance Code A	\$257,500	\$104,100
Importance Code B	\$1,762,900	\$3,605,300
Importance Code C	\$304,300	
Total	\$2,324,600	\$3,709,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$78,400		\$1,900	
Interior Architecture	\$245,000		\$8,800	\$8,800
Electrical	\$7,000	\$5,500	\$10,200	\$6,300
Mechanical	\$38,600	\$17,700	\$62,500	\$21,900
Site Enclosure	\$3,000			
Site Pavements	\$55,600			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$439,400	\$35,100	\$95,100	\$48,900
Importance Code A	\$86,800	\$8,400	\$10,500	\$8,400
Importance Code B	\$240,200	\$26,600	\$84,700	\$40,400
Importance Code C	\$112,400			
Total	\$439,400	\$35,100	\$95,100	\$48,900



*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.*

DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

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								
Concrete Masonry Unit	6%			LIFE	**	5	\$5,600	
Masonry: Brick	70%			LIFE	**	5	\$104,100	
Masonry: Limestone	12%			LIFE	**	5	\$13,400	
Metal, Corrugated	7%	Now	\$10,000	2042	**	1		
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Granite Panels	3%			LIFE	**	5	\$3,300	
Pre-Cast Concrete	2%			LIFE	**	5	\$9,700	
Windows								
Aluminum	100%	Now	\$147,800	2040	**	5	\$15,900	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	15%			LIFE	**	5	\$1,400	
Metal Panel	10%			2042	**	5	\$3,700	
Metal Rail	25%			2045	**	5-10	\$43,400	
No Component	50%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Sloped Roof</i>								
<i>Explanation : No Parapets</i>								
Roof								
Copper/Terne	65%			2067	**	10	\$54,100	
Modified Bitumen	35%	2-4	\$6,200	2042	**			
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Wing Roof</i>								
Soffits								
Copper/Terne	50%	Now	\$55,600	2067	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Soffit At Southeast Cornice</i>								
Stucco Cement	50%	0-2	\$35,800	2037	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								

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.

DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

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	8%	Now	\$15,600	LIFE	**	5	\$20,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Mosaic Tile	5%	Now	\$53,600	2052	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor And Bathrooms</i>								
Quarry Tile	7%	Now	\$58,900	2037	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor Kitchen</i>								
Sheet Vinyl/Rubber	10%			2037	**	5	\$17,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Stairways</i>								
<i>Explanation : Rubber Sheet</i>								
Terrazzo	10%	Now	\$21,400	LIFE	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Entry And 5th Floor Dorms</i>								
Vinyl Tile	45%	Now	\$71,100	2032	\$1,421,200	3	\$19,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	15%	0-2	\$27,400	2027	\$1,371,500	3	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 134</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.

DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

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 Stone/Terra Cotta	5%	Now	\$29,300	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$100,200	2041		**	5	\$4,700
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	10%			LIFE		**	5	\$7,500
Gypsum Board	29%	Now	\$14,800	LIFE		**	5	\$32,400
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	8%	Now	\$138,700	LIFE		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Column</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Columns</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	24%			LIFE		**	5	\$13,400
Plaster	11%	Now	\$9,700	LIFE		**	5	\$6,200
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
SGFT/Glazed Masonry	8%	Now	\$65,500	LIFE		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : 1st Floor Old Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Old Kitchen</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.

DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

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								
AcousTileConcealSpLn	25%	Now	\$46,000	2037	**	5	\$18,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Dorms</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Dorms</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Dorms</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Dorms</i>								
AcousTileSusp.Lay-In	10%	Now	\$38,000	2037	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor, 2nd Floor Cafeteria And Dorms</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout 1st Floor And 2nd Floor Cafeteria</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor, 2nd Floor Cafeteria, And Dorms</i>								
Exposed Struc: Concrete	5%	Now	\$42,800	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$21,900	
Plaster	40%	Now	\$69,500	LIFE	**	5	\$29,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$3,000	2052	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Concrete Masonry Unit	100%			2042	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sides Of Building</i>								
<i>Explanation : Actually Limestone Material</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$8,400	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front And Sides 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.

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DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

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 \$47,300 2035 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout Parking Lot And Driveway

Potholes, Extent : Moderate, Area Affected : 5%

Location : Throughout Parking Lot And 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% 2032 \$44,200 5 \$400

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.

Switchgear / Switchboard

Molded Case Bkrs

100% 2032 \$158,800 5 \$2,200

Raceway

Conduit

30% 2042 * * 1

Conduit

70% 2032 \$79,300 1

Panelboards

Fused Disc Sw

10% 2031 \$11,700 5 \$200

Molded Case Bkrs

60% 2031 \$70,200 5 \$1,300

Molded Case Bkrs

30% 2040 * * 5 \$700

Wiring

Braided Cloth

65% 2-4 \$110,400 2057 * * 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic

35% 2042 * * 1

Motor Controllers

Locally Mounted

100% 2030 \$260,400 5 \$600

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,200

Stand-by Power

Transfer Switches

Not Accessible

100%

Generators

Not Accessible

100%

Batteries

Not Accessible

100%

Fuel Storage

Not Accessible

100%

Lighting

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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DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

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

LED

100%

2040

**

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

Location : Throughout The Building

Explanation : LED Light Fixtures

Egress Lighting

Emergency, Battery

20%

2027

\$27,900

10

\$4,100

Emergency, Battery

40%

2040

**

10

\$8,200

Exit, Service

30%

2032

\$10,700

1

Exit, Battery

10%

2040

**

10

\$600

Exterior Lighting

LED

30%

2040

**

No Component

70%

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2037

**

1-3

\$54,000

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

Location : Throughout The Building

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

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%

2052

**

1

Conversion Equipment

Steam Boiler

100%

2045

**

1

\$84,200

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

Location : Power House Next To The Building. Heat Exchanger Converts Hot Water For Heating Devices

Explanation : 3 Units

Distribution

Hot Wtr Piping/Pump

90%

2031

\$163,400

4

\$3,800

Steam Piping/Pump

10%

2052

**

Terminal Devices

Air Handler

5%

2037

**

1

\$2,600

Convactor/Radiator

95%

2030

\$644,900

1

\$26,100

Air Conditioning

Energy Source

Electricity

100%

2040

**

1

Conversion Equipment

Window/Wall Unit

10%

2027

\$31,400

1

No Component

90%

Ventilation

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.*

DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation								
Distribution								
	Ductwork/Diffusers	5%			LIFE	**	2-5	\$2,400
	No Component	95%						
Exhaust Fans								
	Interior	15%	0-2	\$2,800	2032	\$55,200	2	\$300
				<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
	Roof	10%			2032	\$16,100	2	\$300
	No Component	75%						
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2042	**	1	
	Galvanized Steel	20%			2030	\$212,000	1	
Water Heater With Tanks								
	Electric	100%			2030	\$138,600	4	
HW Heat Exchanger								
	Steam Fired	100%			2032	\$401,400	4	\$8,400
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 2 Units</i>				
Sanitary Piping								
	Cast Iron	5%	0-2	\$10,500	LIFE	**	1	
				<i>Corroded, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Basement</i>				
	Cast Iron	95%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	10%	0-2	\$5,900	LIFE	**	1	
				<i>Corroded, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Basement</i>				
	Cast Iron	90%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2025	\$2,600	4	\$2,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Basement To 6th Floor</i>				
				<i>Explanation : 2 Units. 1 Of Them Is Under Repair.</i>				
Fire Suppression								
Standpipe								
	Generic	100%			2042	**	1-5	\$42,900
Sprinkler								
	Generic	100%			2042	**	1-2	\$23,800

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.

DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Fire Pump							
	Generic	100%			2035	**	1	\$15,900

*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.*

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : BARBARA KLEIMAN RESIDENCE / BLDGS. D AND G - LAUNDRY
Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0014.040 / 2597 **Yr Built/Renovated** : 1937 /
Area Sq Ft : 10,800 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$486,900	\$87,600
Interior Architecture	\$112,300	
Mechanical		\$77,600
Total	\$599,200	\$165,300
Importance Code A	\$486,900	\$87,600
Importance Code B	\$112,300	\$77,600
Total	\$599,200	\$165,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$10,200		\$400	
Interior Architecture	\$59,200			
Electrical	\$8,800	\$800	\$1,600	\$800
Mechanical	\$700	\$1,100	\$8,700	\$900
Site Pavements	\$6,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$88,800	\$5,800	\$14,700	\$5,700
Importance Code A	\$10,200		\$400	
Importance Code B	\$34,200	\$5,800	\$14,200	\$5,700
Importance Code C	\$44,400			
Total	\$88,800	\$5,800	\$14,700	\$5,700



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.
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DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDGS. D AND G - LAUNDRY
Asset # : 2597

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	1%	Now	\$1,100	LIFE	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Jackson Street</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Jackson Street</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Building</i>								
<i>Explanation : Building Used At Storage No Occupancy</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Masonry: Brick	68%	Now	\$313,900	LIFE	**	5	\$9,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Graffiti, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Jackson Street</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout And Chimney</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Northeast Corner</i>								
Masonry: Brick	24%			LIFE	**	5	\$3,400	
Metal Sect. OHD	2%			2037	**	5	\$900	
Windows								
Metal Clad	95%	Now	\$120,400	2057	**	5	\$7,700	
<i>Bent/Warped 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>								
Metal Louvers	5%			2035	**	10	\$800	

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DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDGS. D AND G - LAUNDRY
Asset # : 2597

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								
Roof								
Built-Up (BUR)	5%	Now	\$8,300	2042		**		
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof Over Generator Room</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof Over Generator Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof Over Generator Room</i>								
Roll Roofing	95%	Now	\$52,600	2034	\$87,600	5	\$11,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Jackson Street</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$5,400	LIFE		**	5	\$7,100
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor, Throughout, Stairs</i>								
Cast in Place Concrete	80%			LIFE		**	5	\$28,300
Interior Walls								
Concrete Masonry Unit	25%			LIFE		**	5	\$1,600
Masonry: Brick	75%	Now	\$44,300	LIFE		**		
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Struc: Concrete	95%	Now	\$112,300	LIFE		**	5	\$2,400
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor</i>								
Exposed Struc: Steel	5%	4+	\$9,500	LIFE		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : 3rd Floor</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor</i>								
Site Pavements								

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DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDGS. D AND G - LAUNDRY
Asset # : 2597

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Distribution							
Hot Wtr Piping/Pump	100%			2031	\$23,100	4	\$500
Terminal Devices							
Convactor/Radiator	90%			2030	\$77,600	1	\$3,100
Unit Heater - Hot Water	10%			2027	\$6,300		
Ventilation							
Exhaust Fans							
Wall Unit	20%			2032	\$900	2	\$100
No Component	80%						
Plumbing							
H/C Water Piping							
Galvanized Steel	5%			2030	\$6,700	1	
No Component	95%						
Sanitary Piping							
Cast Iron	5%			LIFE	**	1	
No Component	95%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1st To 3rd Floor</i>					
		<i>Explanation : 1 Freight Unit</i>					
Fire Suppression							
Standpipe							
Generic	100%			2032	\$48,600	1-5	\$5,500
Sprinkler							
Generic	100%			2042	**	1-2	\$3,000

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : BELLEVUE MENS SHELTER
Address : 400 EAST 30 STREET @ FIRST AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0029.000 / 1955 **Yr Built/Renovated** : 1932 /
Area Sq Ft : 405,952 **Project Type** : HOMELESS SERVICES
Date of Survey : 08-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,7,8
Block : 962 **Lot** : 7501 **BIN** : 1085588

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$11,951,200	\$428,200
Interior Architecture	\$20,957,300	\$2,572,900
Electrical	\$5,444,000	\$1,854,200
Mechanical	\$3,284,600	\$14,050,800
Total	\$41,637,200	\$18,906,000
Importance Code A	\$11,951,200	\$428,200
Importance Code B	\$28,833,800	\$18,387,200
Importance Code C	\$852,200	\$90,600
Total	\$41,637,200	\$18,906,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,600		\$9,800	
Interior Architecture			\$38,900	\$36,500
Electrical	\$12,000	\$12,100	\$10,600	\$10,600
Mechanical	\$110,900	\$45,200	\$64,000	\$35,500
Site Enclosure	\$19,500			
Site Pavements	\$14,100			
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$222,200	\$119,500	\$185,400	\$144,800
Importance Code A	\$15,600		\$9,800	
Importance Code B	\$206,500	\$119,500	\$175,600	\$144,800
Importance Code C				
Total	\$222,200	\$119,500	\$185,400	\$144,800



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DEPT. OF HOMELESS SERVICES - 071
BELLEVUE MENS SHELTER
Asset # : 1955

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								
Under Construction	100%							
Windows								
Aluminum	80%	Now	\$9,665,000	2057	**	5	\$103,800	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Auditorium And Other Portions Of 1st Floor</i>					
			<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Thermal Inefficient</i>					
Steel	20%	Now	\$2,286,300	2057	**	5	\$324,400	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>					
			<i>Location : Throughout</i>					
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Penthouses</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement And Stair Shafts</i>					
Parapets								
Under Construction	100%							
Roof								
Metal Panel	2%			2045	**	10	\$3,600	
Modified Bitumen	5%			2037	**	10	\$4,900	
Single Ply Membrane	5%			2037	**	10	\$4,900	
Under Construction	88%							
Soffits								
Not Accessible	100%							

Interior

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DEPT. OF HOMELESS SERVICES - 071
BELLEVUE MENS SHELTER
Asset # : 1955

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	\$258,300	LIFE	**	5	\$136,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Sub-basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Mechanical Boiler And Corridor Areas Throughout</i>								
<i>Explanation : Steel Utility Covers And Flange Assembly Rusted Throughout In Various Locations Of Sub-basement</i>								
Ceramic Tile	5%	Now	\$171,200	2035	**	5	\$15,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers And Toilets</i>								
Marble Panels	5%	0-2	\$133,200	LIFE	**	5	\$23,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$111,700	2037	**	5	\$23,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	15%	Now	\$425,800	LIFE	**	5	\$72,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Prevalent In Basement And Other Areas Throughout</i>								
Vinyl Tile	12%	Now	\$100,700	2032	\$2,013,100	3	\$28,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And Other Areas Throughout</i>								
Vinyl Tile 9" X 9"	35%	Now	\$340,000	2027	\$16,997,700	3	\$81,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$181,100	2047	**	5	\$29,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Not Accessible	8%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : 9th Floor</i>								
<i>Explanation : Inaccessible</i>								

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DEPT. OF HOMELESS SERVICES - 071
BELLEVUE MENS SHELTER
Asset # : 1955

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	\$450,700	2035	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers And Toilets</i>								
Granite Panels	5%	Now	\$185,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And Throughout</i>								
Marble Panels	5%	0-2	\$72,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	72%	Now	\$143,500	LIFE	**	5	\$90,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 50%</i>								
<i>Location : Stairwells And Throughout</i>								
Not Accessible	8%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : 9th Floor</i>								
<i>Explanation : Inaccessible</i>								
Ceilings								
AcousTile,Adhered	10%	Now	\$97,700	2037	**	5	\$31,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	10%			2037	**	5	\$77,700	
AcousTileSusp.Lay-In	5%	Now	\$50,500	2037	**	5	\$15,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	67%	Now	\$1,237,400	LIFE	**	5	\$260,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Not Accessible	8%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : 9th Floor</i>								
<i>Explanation : Inaccessible</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	60%			2052	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Limited Visibility Due To Construction Netting</i>								
Metal Panel	35%			LIFE	**			
Not Accessible	5%							

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DEPT. OF HOMELESS SERVICES - 071
BELLEVUE MENS SHELTER
Asset # : 1955

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								
Free Standing Walls Masonry: Brick	100%			2042		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Obscured By Construction Netting</i>								
Retaining Walls								
Masonry: Fieldstone	100%	0-2	\$19,500	2042		**		
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : 30th Street Entrance</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$14,100	2037		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 30th Street</i>								
On-Site Walkways								
Cast in Place Concrete	5%			2049		**		
Cast in Place Concrete	10%			2037		**		
Not Accessible	85%							

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								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	80%			2032	\$535,200	1		
Conduit	20%			2052	**	1		
Panelboards								
Under Construction	100%							
Wiring								
Braided Cloth	20%			2031	\$199,200	1		
Thermoplastic	80%			2052	**	1		
Motor Controllers								
Locally Mounted	80%			2030		5	\$2,200	
Locally Mounted	20%			2045	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,000	
Stand-by Power								
Transfer Switches								
Under Construction	100%							

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DEPT. OF HOMELESS SERVICES - 071
BELLEVUE MENS SHELTER
Asset # : 1955

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								
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2032	\$301,600	10	\$18,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	85%			2027	\$5,127,500	10	\$316,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	10%			2042	* *			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First And Second Floors</i>								
Egress Lighting								
Emergency, Battery	50%			2032	\$332,800	10	\$49,000	
Exit, Battery	50%			2032	\$280,900	10	\$13,700	
Exterior Lighting								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Building Perimeter</i>								
<i>Explanation : Construction Netting Around The Building</i>								
Alarm								
Security System								
No Component	60%							
Generic	40%			2040	* *	1	\$60,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Recently Installed CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	\$204,500	1-3	\$50,000	

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								
Utility Steam	100%			2052	* *	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								

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DEPT. OF HOMELESS SERVICES - 071
BELLEVUE MENS SHELTER
Asset # : 1955

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								
Pres. Reducing Valve/LP Steam	100%			2035	**	5	\$24,100	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$223,000	2032	\$11,148,900	4	\$20,000	
			<i>Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Sub-basement</i>					
			<i>Leak Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Sub-basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Sub-basement</i>					
			<i>Explanation : Missing Pipe Insulation</i>					
Terminal Devices								
Air Handler	20%	Now	\$746,100	2042	**	1	\$45,200	
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Sub-basement</i>					
Convactor/Radiator	80%			2030	\$2,593,700	1	\$104,900	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2027	\$150,200	1		
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2042	**	1	\$12,600	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Serves East Elevator Machine Room</i>					
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$226,400	
Exhaust Fans								
Interior	100%	Now	\$35,200	2027	\$1,758,400	2	\$9,900	
			<i>Broken, Extent : Light, Area Affected : 25%</i>					
			<i>Location : 3rd Floor</i>					
Plumbing								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
BELLEVUE MENS SHELTER
Asset # : 1955

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								
H/C Water Piping								
Brass/Copper	15%			2042	**	1		
Galvanized Steel	85%	Now	\$215,100	2037	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
<i>Recent Installation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Sub-basement - 2 Hot Water Pumps And 4 Hot Water Storage Tanks Installed 2018</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : House Tanks In Poor Condition And Leaking Into East Elevator Machine Room</i>								
HW Heat Exchanger								
Steam Fired	100%			2058	**	4	\$60,200	
Sanitary Piping								
Cast Iron	100%	Now	\$99,900	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
Storm Drain Piping								
Cast Iron	60%	Now	\$41,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Roof Drains</i>								
Cast Iron	40%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$12,900	
<i>Recent Installation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Sub-basement - 2 Of 4 Sump Pumps Installed 2018</i>								
Sewage Ejector(s)								
Electric	100%			2032	\$207,600	4	\$16,200	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2 Units From Sub-basement To 7th Floor; 3 Units From Ground To 8th Floor; 2 Units From Ground To 9th Floor</i>								
<i>Explanation : 7 Units Total, 4 Units Not In Service; Not In Service Units Are Beyond Repair</i>								
Fire Suppression								
Standpipe								
Generic	30%	Now	\$54,800	2042	**	1-5	\$43,200	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sub-basement</i>								
Generic	70%			2042	**	1-5	\$143,300	

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.

DEPT. OF HOMELESS SERVICES - 071
BELLEVUE MENS SHELTER
Asset # : 1955

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
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2042	**	1-2	\$5,700
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Limited Coverage</i>								

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : BORDEN AVENUE VETERANS RESIDENCE
Address : 21-10 BORDEN AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0042.000 / 1941 **Yr Built/Renovated** : 1963 / 2010
Area Sq Ft : 75,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 24-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 68 **Lot** : 2 **BIN** : 4000526

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,587,800	\$58,700
Interior Architecture	\$617,100	\$375,900
Electrical	\$181,100	\$582,900
Mechanical	\$4,237,600	\$203,600
Site Enclosure	\$57,200	
Total	\$6,680,700	\$1,221,000
Importance Code A	\$1,587,800	\$58,700
Importance Code B	\$4,584,700	\$1,162,300
Importance Code C	\$508,200	
Total	\$6,680,700	\$1,221,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$7,300	
Interior Architecture	\$112,100		\$1,300	\$1,300
Electrical	\$30,600	\$7,300	\$7,000	\$6,300
Mechanical	\$31,900	\$14,100	\$67,900	\$16,500
Site Pavements	\$10,800			
Total	\$185,300	\$21,400	\$83,500	\$24,000
Importance Code A	\$28,500	\$3,700	\$11,000	\$3,700
Importance Code B	\$150,300	\$17,700	\$72,500	\$20,300
Importance Code C	\$6,600			
Total	\$185,300	\$21,400	\$83,500	\$24,000



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

DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

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								
Concrete Masonry Unit	15%	Now	\$122,800	LIFE	**	5	\$7,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Railroad Tracks South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Railroad Tracks South Facade</i>								
Masonry: Brick	75%	Now	\$471,700	LIFE	**	5	\$58,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Blue Section</i>								
Metal Panel	5%			2052	**	5-10	\$26,900	
Pre-Cast Concrete	5%	Now	\$55,400	LIFE	**	5	\$12,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	85%	Now	\$35,100	2040	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Throughout, Coverd In Plywood</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Aluminum	15%	Now	\$123,700	2057	**	5	\$1,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Clearstories</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Clearstories</i>								
Roof								
Modified Bitumen	100%	Now	\$779,100	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Around Roof Drains</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Flashing At Clearstories, Lower Roof Into Offices</i>								
Soffits								
Stucco Cement	100%			2037	**	5		
Interior								

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

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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

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	65%			LIFE	**	5	\$144,900	
Ceramic Tile	10%	2-4	\$28,100	2041	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Cafeteria</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria And Recreation Room</i>								
Mosaic Tile	5%	Now	\$46,700	2037	**	5	\$6,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Bathrooms And Showers</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Showers</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Door To Showers</i>								
Vinyl Tile	10%	Now	\$27,500	2042	**	3	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2042	**	3	\$3,800	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	10%			2035	**	5	\$13,100	
Concrete Masonry Unit	75%	Now	\$451,000	LIFE	**	5	\$39,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Library, White Section And Facility Director Office</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Gypsum Board	13%			LIFE	**	5	\$10,200	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$3,300	2037	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Intake, Clinic And Offices</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 1%</i>								
<i>Location : Recreation Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Exposed Struc: Steel	14%	Now	\$166,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bunks</i>								
Exposed Struc: Steel	61%			LIFE	**			
Fiber Board	15%			2032			\$231,000	
Site Enclosure								

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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

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	100%	Now	\$57,200	2042		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$9,300	2045		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entry</i>								
Parking/Driveway								
Asphalt	100%			2041		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	75%	4+	\$1,500	2035		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basketball Court</i>								
Cast in Place Concrete	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%	2-4	\$24,700	2062		**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 1200 Amperes Each And On Extended Life</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$158,800	2062		**	5	\$200
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	90%			2042		**	1	
Conduit	10%			2052		**	1	
Panelboards								
Fused Disc Sw	10%			2031	\$8,800		5	\$200
Molded Case Bkrs	20%			2031	\$17,500		5	\$400
Molded Case Bkrs	70%			2048		**	5	\$1,400

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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

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								
Wiring								
Thermoplastic	90%			2042	**	1		
Thermoplastic	10%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2030	\$231,500	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	13%			2032	\$144,900	10	\$8,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	2%			2027	\$22,300	10	\$1,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : T-12 Lamps</i>						
LED	85%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2040	**	10	\$9,100	
Exit, Service	50%			2040	**	1		
Exterior Lighting								
LED	20%			2040	**			
No Component	80%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2040	**	1	\$14,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Hallways, Cafeteria, Offices, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2032	\$188,900	1-3	\$46,200	
		<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, 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

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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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

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%			2042	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Spinkler Service Room</i>								
<i>Explanation : With Gas Booster Pump</i>								
<hr/>								
Conversion Equipment								
Furnace	15%			2037	**	1	\$5,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Package Units</i>								
<hr/>								
Hot Water Boiler	85%			2037	**	1	\$31,500	
<hr/>								
Distribution								
Hot Wtr Piping/Pump	85%			2040	**	4	\$3,100	
No Component	15%							
<hr/>								
Terminal Devices								
Air Handler	70%	0-2	\$193,000	2027	\$964,900	1	\$29,200	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Convector/Radiator	15%			2030	\$89,800	1	\$3,600	
No Component	15%							
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2037	**	2	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Package Units. R-410a.</i>								
<hr/>								
Split Unit	85%	Now	\$147,900	2027	\$1,478,500			
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof, The Condensing Unit For 2 Of 19 Split Units Have Multiple Mechanical And Or Electrical Deficiencies</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 19 Units Are On Extended Life Time. R-22 Refrigerant.</i>								
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	85%			2027	\$1,208,100	1	\$39,400	
No Component	15%							
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	85%			2027	\$180,300	2	\$44,400	
No Component	15%							
<hr/>								
Ventilation								

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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.

DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

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								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,800	
Exhaust Fans								
Interior	20%			2027	\$65,000	2	\$500	
Roof	80%	0-2	\$11,400	2032	\$113,700	2	\$1,500	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	10%	Now	\$1,900	2042	**	1		
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Defective Domestic Hot Water Mixing Valve</i>								
Brass/Copper	90%			2042	**	1		
Water Heater With Tanks								
Gas Fired	70%			2030	\$11,700	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Two 250 Gallon For Kitchen</i>								
Gas Fired	8%	Now		2032	\$1,300	2		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Unit In Boiler Room</i>								
Gas Fired	22%			2032	\$3,700	2		
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 Yard</i>								
<i>Explanation : Storm Detention Basin For Roof Runoff</i>								
Sump Pump(s)								
Non-Submersible	100%			2032	\$14,700	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2027	\$38,400	4	\$3,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2042	**	1-2	\$21,000	
Chemical System								
No Component	99%							
Generic	1%			2030	\$200	1-3	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : For Hoods</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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : BRIARWOOD FAMILY RESIDENCE
Address : 80-20 134TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0063.000 / 3012 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 69,163 **Project Type** : HOMELESS SERVICES
Date of Survey : 14-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 9662 **Lot** : 20 **BIN** : 4314908

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,032,800	\$529,800
Interior Architecture	\$251,400	\$2,701,400
Mechanical	\$965,200	\$1,342,100
Total	\$2,249,400	\$4,573,200
Importance Code A	\$1,032,800	\$617,700
Importance Code B	\$1,216,600	\$3,891,900
Importance Code C		\$63,600
Total	\$2,249,400	\$4,573,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$6,400	\$43,800		\$3,100
Interior Architecture	\$34,200	\$3,500		\$11,600
Electrical	\$16,100	\$3,500	\$2,600	\$13,800
Mechanical	\$140,900	\$7,300	\$12,600	\$37,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$201,500	\$62,100	\$19,200	\$69,800
Importance Code A	\$10,000	\$47,000	\$3,600	\$6,500
Importance Code B	\$191,500	\$11,500	\$15,600	\$63,300
Importance Code C		\$3,500		
Total	\$201,500	\$62,100	\$19,200	\$69,800



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.**

DEPT. OF HOMELESS SERVICES - 071
BRIARWOOD FAMILY RESIDENCE
Asset # : 3012

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	5%			LIFE	**	5	\$34,700	
Masonry: Brick	95%	Now	\$135,700	LIFE	**	5	\$84,400	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Window Sills</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Below Gutter Leaks</i>								
Windows								
Aluminum	100%	Now	\$897,100	2058	**	5	\$9,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Apartments Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Apartments Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments Throughout</i>								
Parapets								
Metal Panel	10%			2053	**	5	\$1,700	
Metal Rail	90%			2046	**	5-10	\$72,100	
Roof								
Metal Panel	35%	2-4	\$6,400	2046	**			
<i>Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gutter Leaks</i>								
Modified Bitumen	65%			2033		10	\$41,700	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	50%			LIFE	**	5	\$9,100	
Stucco Cement	50%			2038	**	5	\$4,600	
Interior								

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

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DEPT. OF HOMELESS SERVICES - 071
BRIARWOOD FAMILY RESIDENCE
Asset # : 3012

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	4%			LIFE	**	5	\$9,100	
Ceramic Tile	6%	Now	\$34,200	2042	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Apartments Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Apartments Throughout</i>								
Vinyl Tile	90%	0-2	\$251,400	2033	\$2,513,700	3	\$34,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Floor Corridor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Corridors And Apartments Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2036	**	5	\$7,100	
Concrete Masonry Unit	15%			LIFE	**	5	\$8,500	
Gypsum Board	75%			LIFE	**	5	\$63,600	
Ceilings								
Exposed Struc: Concrete	5%			LIFE	**	5	\$800	
Gypsum Board	95%			LIFE	**	5	\$124,000	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2059	**			
Iron Picket	15%			2053	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Side</i>								
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%			2046	**			
Parking/Driveway								
Asphalt	100%			2042	**			
Activity Yard								
Asphalt	40%			2042	**			
Cast in Place Concrete	40%			2046	**			
Rubber Matting	20%			2038	**			

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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DEPT. OF HOMELESS SERVICES - 071
BRIARWOOD FAMILY RESIDENCE
Asset # : 3012

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	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere And Two 800 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2043	**	5	\$300	
Raceway Conduit	100%			2043	**	1		
Panelboards Molded Case Bkrs	100%			2041	**	5	\$1,800	
Wiring Thermoplastic	100%			2043	**	1		
Motor Controllers Locally Mounted	100%			2038	**	5	\$500	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting LED	100%			2038	**			
Egress Lighting Emergency, Battery	50%			2038	**	10	\$8,300	
Exit, Battery	50%			2038	**	10	\$2,300	
Exterior Lighting LED	30%			2038	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling Generic	100%	Now	\$13,500	2068	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roofs</i>								
<i>Explanation : Lightning Rods Not Properly Bonded/detached</i>								
Alarm								
Security System Generic	100%			2038	**	1	\$25,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection Under Construction	100%							

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

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DEPT. OF HOMELESS SERVICES - 071
BRIARWOOD FAMILY RESIDENCE
Asset # : 3012

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								
Electricity	5%			2043	**	1		
Natural Gas	95%			2043	**	1		
Conversion Equipment								
Hot Water Boiler	95%			2046	**	1	\$32,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Units, 3,844 Mbh Input Each, Domestic Hot Water Generated From Built-in Heat Exchangers</i>								
Radiant Heater	5%			2033	\$87,900	2	\$1,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Elevator Machine Room</i>								
<i>Explanation : Electric Unit Heater</i>								
Distribution								
Ductwork/Diffusers	20%	Now	\$39,900	LIFE	**	2-5	\$7,700	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roofs At Make-up Units</i>								
Hot Wtr Piping/Pump	80%	Now	\$118,200	2058	**	4	\$2,700	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : System Unable To Deliver Required Flow To Meet Heat Demand</i>								
Terminal Devices								
Air Handler	10%	Now	\$127,100	2043	**	1	\$3,900	
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roofs</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roofs</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roofs</i>								
<i>Explanation : Two Rooftop Make-up Air Units</i>								
Convactor/Radiator	70%			2031	\$386,700	1	\$15,600	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	10%			2028	\$167,500	1	\$2,200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Ceiling Mounted</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Ceiling Mounted</i>								
<i>Explanation : Ducted Heating And Ventilating Units</i>								
Unit Heater - Hot Water	10%			2033	\$40,000			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Cabinet And Unit Heaters</i>								

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DEPT. OF HOMELESS SERVICES - 071
BRIARWOOD FAMILY RESIDENCE
Asset # : 3012

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								
Electrical	100%			2028	\$375,500			
Air Conditioning								
Energy Source								
Electricity	30%			2041	**	1		
No Component	70%							
Conversion Equipment								
Split Unit	5%	Now	\$80,200	2043	**			
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof - West Side</i>							
Window/Wall Unit	25%			2028	\$64,000	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$19,300	
No Component	50%							
Exhaust Fans								
Interior	10%			2028	\$30,000	2	\$200	
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement - Ceiling Mounted</i>							
Roof	25%	Now	\$32,800	2043	**	2	\$400	
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roofs</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roofs</i>							
Roof	25%			2028	\$32,800	2	\$500	
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roofs</i>							
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$17,400	2033	\$867,600	1		
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Domestic Hot Water Recirculating Pump Defective</i>							
Sanitary Piping								
Cast Iron	100%	Now	\$42,500	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Basement - West Side</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2038	**	1	\$4,200	

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DEPT. OF HOMELESS SERVICES - 071
BRIARWOOD FAMILY RESIDENCE
Asset # : 3012

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	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 2nd Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression	Sprinkler							
	Generic	100%			2043		**	1-2 \$19,400

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : BROWNSVILLE WOMENS CENTER
Address : 357 SARATOGA AVENUE @ST. MARKS AVENUE
Borough : BROOKLYN **Agency's Number** : JK03
Program / Asset # : DHS0082.000 / 4454 **Yr Built/Renovated** : 1904 / 2006
Area Sq Ft : 13,400 **Project Type** : HOMELESS SERVICES
Date of Survey : 23-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1453 **Lot** : 1 **BIN** : 3039075

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$149,300
Mechanical		\$184,000
Total		\$333,300
Importance Code A		\$111,300
Importance Code B		\$222,100
Total		\$333,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$56,500		\$15,200	
Interior Architecture	\$109,500		\$700	\$2,100
Electrical	\$1,700	\$1,300	\$1,400	\$1,500
Mechanical	\$10,900	\$4,500	\$4,400	\$7,500
Total	\$178,600	\$5,800	\$21,800	\$11,100
Importance Code A	\$57,200	\$700	\$15,900	\$700
Importance Code B	\$93,900	\$5,100	\$5,900	\$10,400
Importance Code C	\$27,600			
Total	\$178,600	\$5,800	\$21,800	\$11,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
BROWNSVILLE WOMENS CENTER
Asset # : 4454

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%	Now	\$32,700	LIFE	**	5	\$4,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Areaways At North Facade</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Areaways At North Facade</i>							
Stucco Cement	75%			2047	**	5	\$30,500	
Windows								
Aluminum	100%	Now	\$13,600	2050	**	5	\$2,900	
	<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Parapets								
Metal Panel	10%			2064	**	5	\$1,500	
Stucco Cement	90%			2054	**	5	\$9,200	
Roof								
Modified Bitumen	95%	2-4	\$4,400	2039	**			
	<i>Blisters, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
Skylight, Metal/Glass	5%	Now	\$5,900	2054	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Skylight</i>							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
Ceramic Tile	5%	0-2	\$2,700	2043	**	5	\$500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Bathrooms</i>							
Quarry Tile	5%			2047	**	5	\$1,500	
Vinyl Tile	85%	Now	\$44,800	2039	**	3	\$6,200	
	<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Uneven Substrate, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	5%	Now	\$1,600	2043	**	5	\$700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	
Gypsum Board	70%			LIFE	**	5-10	\$35,500	
Masonry: Fieldstone	20%			LIFE	**	10	\$2,400	

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DEPT. OF HOMELESS SERVICES - 071
BROWNSVILLE WOMENS CENTER
Asset # : 4454

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	25%			2039	**	5	\$4,900	
Gypsum Board	75%			LIFE	**	5-10	\$50,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2039	**			
Parking/Driveway								
Asphalt	100%			2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot</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	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	**	5	\$400	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5		
Molded Case Bkrs	95%			2042	**	5	\$300	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
BROWNSVILLE WOMENS CENTER
Asset # : 4454

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	5%			2034	\$10,000	10	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps Type Fixtures.</i>								
Fluorescent	70%			2034	\$139,400	10	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor And 2nd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
LED	25%			2042	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : LED Light</i>								
Egress Lighting Emergency, Battery	50%			2034	\$11,000	10	\$1,600	
Exit, LED	50%			2069	**	1		
Exterior Lighting LED	20%			2042	**			
No Component	80%							
Alarm								
Security System Generic	100%			2039	**	1	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior And Hallways</i>								
<i>Explanation : Cameras Security System</i>								
Fire/Smoke Detection Generic, Digital	100%			2029	\$33,800	1-3	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Interior</i>								
<i>Explanation : Fire Alarm System Is Obsolete System.</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		

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.

DEPT. OF HOMELESS SERVICES - 071
BROWNSVILLE WOMENS CENTER
Asset # : 4454

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	20%			2039	**	1	\$1,300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Rooftop Package Unit</i>								
	Hot Water Boiler	80%			2032	\$111,300	1	\$5,300
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit At 310,000 British Thermal Unit</i>								
Distribution								
	Hot Wtr Piping/Pump	80%			2042	**	4	\$800
	No Component	20%						
Terminal Devices								
	Convactor/Radiator	80%			2039	**	1	\$3,500
	No Component	20%						
Controls								
	Electrical	100%			2029	\$72,800		
Air Conditioning								
Energy Source								
	Electricity	100%			2042	**	1	
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	20%			2039	**	2	\$200
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit, Roof</i>								
	Window/Wall Unit	20%			2029	\$9,900	1	
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$3,500
	No Component	70%						
Exhaust Fans								
	Roof	20%			2039	**	2	\$100
	No Component	80%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2044	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 75 Gallon Unit For Kitchen.</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	

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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.

DEPT. OF HOMELESS SERVICES - 071
BROWNSVILLE WOMENS CENTER
Asset # : 4454

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	\$2,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof And Basement</i>								
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Tankless Water Heater(POU)								
Gas Fired	100%			2029	\$31,600	2		
<hr/>								
Hot Water Storage Tank								
Generic	100%			2034	\$15,000	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 200 Gallon Storage Tank</i>								
<hr/>								
Fire Suppression								
Sprinkler								
Generic	100%			2044	**	1-2	\$3,800	
<hr/>								
Chemical System								
Generic	100%			2029	\$8,000	1-3	\$40,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Covers 10 Square Feet</i>								
<hr/>								

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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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : BUSHWICK FAMILY RESIDENCE
Address : 1675 BROADWAY @ SCHAEFER ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0055.000 / 53 **Yr Built/Renovated** : 1990 / 2001
Area Sq Ft : 64,857 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 3426 **Lot** : 5 **BIN** : 3319581

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$542,000	\$602,700
Interior Architecture		\$55,100
Electrical		\$163,400
Mechanical	\$60,000	\$386,800
Total	\$602,000	\$1,208,000
Importance Code A	\$542,000	\$602,700
Importance Code B	\$60,000	\$550,200
Importance Code C		\$55,100
Total	\$602,000	\$1,208,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$38,700		\$400	\$2,400
Interior Architecture	\$33,900	\$3,500		\$11,000
Electrical	\$32,200	\$5,600	\$4,900	\$4,400
Mechanical	\$81,800	\$8,900	\$9,300	\$10,900
Site Enclosure	\$2,000			
Site Pavements	\$8,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$201,000	\$21,900	\$18,600	\$32,600
Importance Code A	\$41,900	\$3,200	\$3,800	\$5,600
Importance Code B	\$148,700	\$15,200	\$14,800	\$27,000
Importance Code C	\$10,400	\$3,500		
Total	\$201,000	\$21,900	\$18,600	\$32,600



*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.*

DEPT. OF HOMELESS SERVICES - 071
BUSHWICK FAMILY RESIDENCE
Asset # : 53

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	100%			LIFE	**	5	\$88,800	
Windows								
Aluminum	75%	2-4	\$336,400	2048	**	5	\$7,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Apartment Windows</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Apartment Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Apartment Windows</i>								
Aluminum	25%			2048	**	5	\$4,800	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$2,200	
Metal Panel	5%			2052	**	5	\$900	
Metal: Cage/Fence	45%	2-4	\$9,300	2037	**	5	\$6,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	25%			2045	**	10	\$29,400	
Modified Bitumen	75%	2-4	\$205,600	2032	\$513,900			
<i>Drains Clogged, Extent : Light, Area Affected : 15%</i>								
<i>Location : Lower One Story Roof</i>								
<i>Patching Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$17,200	LIFE	**	5	\$22,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Boiler Room In Basement</i>								
Ceramic Tile	5%	Now	\$5,700	2035	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms At All Floors</i>								
Vinyl Tile	85%			2037	**	3	\$44,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2041	**	5	\$7,100	
Concrete Masonry Unit	15%			LIFE	**	5	\$8,500	
Glass: Single Pane	5%			LIFE	**	5	\$5,300	
Gypsum Board	65%			LIFE	**	5	\$55,100	
Ceilings								
Exposed Struc: Concrete	75%			LIFE	**	5	\$12,200	
Gypsum Board	25%			LIFE	**	5	\$32,600	

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

DEPT. OF HOMELESS SERVICES - 071
BUSHWICK FAMILY RESIDENCE
Asset # : 53

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	60%			2052	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
<i>Explanation : Steel Mesh Style Fence</i>								
Iron Picket	40%	4+	\$2,000	2067	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Central Play Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	**			
On-Site Walkways								
Asphalt	25%	4+	\$1,600	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Garden Walk Area</i>								
Cast in Place Concrete	75%			2045	**			
Parking/Driveway								
Asphalt	100%	4+	\$6,800	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Parking Lot Area</i>								
<i>Ponding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Parking Lot Area</i>								
Activity Yard								
Rubber Matting	100%			2037	**			

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%			2042	**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated 3000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								
Raceway								
Conduit	100%			2042	**	1		
Panelboards								
Molded Case Bkrs	100%			2040	**	5	\$1,700	
Wiring								
Thermoplastic	100%			2042	**	1		

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DEPT. OF HOMELESS SERVICES - 071
BUSHWICK FAMILY RESIDENCE
Asset # : 53

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	100%			2037	**	5	\$400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2037	**			
Egress Lighting								
Emergency, Battery	40%			2040	**	10	\$6,300	
Exit, Service	60%			2040	**	1		
Exterior Lighting								
LED	30%			2040	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	\$27,000	2072	**	5	\$300	
			<i>Other Observation, Extent : N/A, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Several Lightning Rod Are Disconnected From Equipment And Are Laying On The Roof.</i>					
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	\$35,700	1	\$7,300	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : CCTV Surveillance Camera System</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2032	\$163,400	1-3	\$40,000	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Station 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								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$32,100	
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					

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DEPT. OF HOMELESS SERVICES - 071
BUSHWICK FAMILY RESIDENCE
Asset # : 53

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								
Hot Wtr Piping/Pump	99%	Now	\$6,900	2040	**	4	\$3,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hot Water Return Line</i>								
Hot Wtr Piping/Pump	1%	Now	\$800	2057	**	4		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Leak At Hot Water Pump Flange Evident</i>								
Terminal Devices								
Air Handler	20%	Now	\$47,700	2032	\$238,400	1	\$7,200	
<i>Not in Service, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Hot Water Sourced Heating And Ventilating Units. Equipment Was Not Running At The Time Of This Survey.</i>								
Convector/Radiator	80%			2037	**	1	\$16,800	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Window/Wall Unit	25%			2027	\$60,000	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$14,500	
No Component	60%							
Exhaust Fans								
Interior	20%			2032	\$56,200	2	\$400	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Roof	75%			2032	\$92,200	2	\$1,500	
Roof	5%	Now	\$6,100	2042	**	2	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof, Multiple Mechanical And Or Electrical Defects In 5 Of 80 Exhaust Fans</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	85%	2-4	\$13,800	2052	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Booster Pump</i>								
Galvanized Steel	15%			2045	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	\$12,700	4	\$1,400	

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DEPT. OF HOMELESS SERVICES - 071
BUSHWICK FAMILY RESIDENCE
Asset # : 53

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								
	Sewage Ejector(s) Electric	100%			2032	\$33,200	4	\$2,600
	Backflow Preventer Generic	100%			2037	* *	1	\$4,000
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Sprinkler Generic	100%			2042	* *	1-2	\$18,200

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : CHARLES GAY SHELTER / CLARK THOMAS BUILDING
Address : 121 HELL GATE CIRCLE WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0064.000 / 3014 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 59,140 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1819 **Lot** : 10 **BIN** : 1088074

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$506,600	
Interior Architecture	\$302,900	\$125,900
Electrical	\$97,800	\$709,100
Mechanical		\$137,200
Total	\$907,300	\$972,100
Importance Code A	\$506,600	\$127,000
Importance Code B	\$400,700	\$845,100
Total	\$907,300	\$972,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$4,800		\$41,900	\$5,500
Interior Architecture	\$9,000	\$4,700		\$2,800
Electrical	\$26,800	\$6,200	\$31,900	\$5,900
Mechanical	\$134,300	\$14,300	\$48,200	\$11,300
Site Pavements	\$45,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$224,500	\$29,100	\$126,000	\$29,400
Importance Code A	\$10,600	\$5,900	\$47,900	\$11,400
Importance Code B	\$168,100	\$20,700	\$78,100	\$18,100
Importance Code C	\$45,800	\$2,500		
Total	\$224,500	\$29,100	\$126,000	\$29,400



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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.
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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / CLARK THOMAS BUILDING

Asset # : 3014

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	10%			LIFE	**	5	\$24,400	
Masonry: Brick	80%	2-4	\$156,700	LIFE	**	5	\$39,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Flashing Line At Third Floor</i>								
Metal Panel	10%			2052	**	5-10	\$33,500	
Windows								
Aluminum	100%			2048	**	5	\$11,000	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$1,200	
Metal Panel	20%	Now	\$4,800	2052	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At Stair Bulkhead</i>								
Roof								
Modified Bitumen	50%	Now	\$350,000	2042	**			1
<i>Blisters, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Lower Roof Of 1st Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Poorly Installed</i>								
Modified Bitumen	50%			2037	**	10	\$32,800	
Soffits								
Cast in Place Concrete	75%			LIFE	**	5		
Glass: Special Gauge	25%			LIFE	**	1		
Interior								
Floors								
Cast in Place Concrete	65%	0-2	\$95,600	LIFE	**	5	\$125,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Dorm</i>								
Ceramic Tile	5%			2041	**	5	\$4,400	
Quarry Tile	5%			2045	**	5	\$6,600	
Vinyl Tile	25%			2037	**	3	\$11,100	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$5,000	
Concrete Masonry Unit	75%			LIFE	**	5	\$30,100	
Gypsum Board	20%			LIFE	**	5	\$12,000	

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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / CLARK THOMAS BUILDING

Asset # : 3014

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	10%	Now	\$2,900	2037	**	5	\$4,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lunch Room</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Lunch Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lunch Room</i>								
AcousTileSusp.Lay-In	10%			2049	**	5	\$8,900	
<i>Recent Installation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Office Areas</i>								
Exposed Struc: Concrete	80%	4+	\$207,300	LIFE	**	5	\$11,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corridor</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2045	**	5-10		
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : Guard Railing</i>								
Iron Picket	80%			2067	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			
Parking/Driveway								
Asphalt	100%	0-2	\$45,800	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, 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								
Air Circuit Breaker	100%			2032	\$127,000	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basemeent</i>								
<i>Explanation : Two 1,600 Ampere Main Disconnect Switches</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / CLARK THOMAS BUILDING

Asset # : 3014

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								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2032	\$127,000	5	\$300	
Raceway								
Conduit	100%			2032	\$58,700	1		
Panelboards								
Fused Disc Sw	5%			2031	\$4,400	5	\$100	
Molded Case Bkrs	75%			2031	\$65,800	5	\$1,200	
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Molded Case Bkrs	15%			2040	**	5	\$200	
Molded Case Bkrs	5%			2054	**	5	\$100	
Wiring								
Braided Cloth	20%	2-4	\$17,100	2057	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	70%			2032	\$59,900	1		
Thermoplastic	10%			2052	**	1		
Motor Controllers								
Locally Mounted	80%			2030	\$138,900	5	\$300	
Locally Mounted	20%			2045	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$18,200	
Generators								
Diesel	100%			2035	**	1	\$22,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : One 80 Kilowatts</i>							
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$2,200	
Fuel Storage								
Main Tank	100%			2047	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : One 275 Gallons</i>							

Lighting

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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / CLARK THOMAS BUILDING

Asset # : 3014

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	5%			2027	\$43,900	10	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2032	\$87,900	10	\$5,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	5%			2032	\$43,900	10	\$2,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	80%			2037	* *			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	40%			2032	\$14,200	1		
Emergency, Battery	10%			2032	\$9,700	10	\$1,400	
Exit, Service	50%			2027	\$12,500	1		
Exterior Lighting								
HID	20%			2027	\$53,900	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	* *	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Generic	10%			2027	\$10,800	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Tenant Areas And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	\$11,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bell, Horns, 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	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2042	* *	5	\$18,300	

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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / CLARK THOMAS BUILDING

Asset # : 3014

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	100%			2045	**	1	\$58,600	
Distribution Steam Piping/Pump	100%	0-2	\$46,300	2052	**			
<i>Controller Not Working, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations. Defective Temperature Control. No Sufficient Heat In Some Part Of The Building</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Terminal Devices Convactor/Radiator	95%			2045	**	1	\$18,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	5%			2037	**	4	\$400	
Air Conditioning								
Energy Source Electricity	100%			2048	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%	Now	\$38,000	2042	**	2	\$300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
Split Unit	10%			2032	\$137,200			
Window/Wall Unit	10%			2027	\$21,900	1		
No Component	70%							
Distribution Ductwork/Diffusers	10%			LIFE	**	2	\$7,700	
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,000	
Exhaust Fans Interior	20%			2037	**	2	\$400	
Roof	80%			2037	**	2	\$1,500	
Plumbing								
H/C Water Piping Galvanized Steel	100%	0-2	\$36,900	2045	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger Steam Fired	100%			2042	**	4	\$8,800	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		

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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / CLARK THOMAS BUILDING

Asset # : 3014

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								
Backflow Preventer								
Generic	50%			2037	**	1	\$1,800	
Generic	50%	Now	\$2,600	2037	**	1	\$1,600	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Domestic Backflow Valve Leaking</i>							
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Sprinkler								
Generic	100%			2052	**	1-2	\$16,600	
Fire Pump								
Generic	100%			2041	**	1	\$11,000	

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : CHARLES GAY SHELTER / KEENER BUILDING
Address : 64 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0035.000 / 1960 **Yr Built/Renovated** : 1916 / 2006
Area Sq Ft : 102,592 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1819 **Lot** : 10 **BIN** : 1085877

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$1,805,200
Interior Architecture	\$4,456,500	\$3,207,300
Electrical	\$1,408,900	\$745,900
Mechanical	\$255,800	
Total	\$6,121,200	\$5,758,400
Importance Code A		\$1,862,000
Importance Code B	\$6,056,100	\$3,896,400
Importance Code C	\$65,100	
Total	\$6,121,200	\$5,758,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$28,200		\$16,800	\$18,100
Interior Architecture	\$54,100			\$19,900
Electrical	\$15,100	\$11,000	\$23,600	\$9,800
Mechanical	\$61,700	\$15,700	\$68,600	\$12,500
Site Pavements	\$56,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$219,800	\$30,600	\$113,000	\$64,300
Importance Code A	\$28,200	\$100	\$17,000	\$18,100
Importance Code B	\$88,900	\$30,500	\$95,900	\$46,200
Importance Code C	\$102,600			
Total	\$219,800	\$30,600	\$113,000	\$64,300



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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / KEENER BUILDING

Asset # : 1960

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	6%			LIFE	**	5	\$53,900	
Masonry: Brick	80%			LIFE	**	5	\$143,600	
Masonry: Limestone	4%			LIFE	**	5	\$5,400	
Metal: Cage/Fence	5%			2045	**	5	\$39,300	
Window Wall	5%			2052	**	5	\$33,700	
Windows								
Aluminum	100%			2048	**	5	\$36,300	
Roof								
Modified Bitumen	10%	Now	\$8,600	2032	\$85,900			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Cafateria Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen Area, Basement</i>								
Single Ply Membrane	90%			2032	\$1,449,400	10	\$72,400	
Soffits								
Fiberglass Panel	15%			2041	**	5		
Wood	85%			2037	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$82,600	LIFE	**	5	\$43,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	10%	0-2	\$109,600	2035	**	5	\$9,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets And Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets And Showers</i>								
Vinyl Tile	55%	Now	\$147,600	2032	\$2,952,500	3	\$41,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Stairs</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	25%	0-2	\$77,700	2027	\$3,885,200	3	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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**DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / KEENER BUILDING**

Asset # : 1960

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%	Now	\$49,100	2035	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Showers</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Gypsum Board	10%			LIFE	**	5	\$11,000	
Masonry: Brick	10%			LIFE	**			
Plaster	75%	Now	\$65,100	LIFE	**	5	\$41,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen Area</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2030	\$161,500	5	\$9,900	
Exposed Struc: Concrete	20%			LIFE	**	5	\$6,200	
Plaster	75%	Now	\$88,700	LIFE	**	5	\$93,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen Area</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2032				
Iron Picket	90%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,200	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Sidewalk</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$6,400	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Steps</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : On Site Steps</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$47,200	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, 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	

Over 600 Volts

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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / KEENER BUILDING

Asset # : 1960

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
Over 600 Volts								
Service Equipment	Fused Disc Sw	100%			2032	\$56,800	3	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Amperes</i>								
Transformers	Dry Type	100%			2037	**	3	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : 225 Kilovolt Ampere, 4,160 High Voltage - 208/120 Low Voltage</i>								
Feeders	Cable	100%			2031	\$19,900	1	
Raceway	Conduit	100%			2032	\$47,900	1	
Under 600 Volts								
Service Equipment	Fused Disc Sw	100%			2032	\$44,200	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard	Molded Case Bkrs	100%			2042	**	5	\$2,700
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pre-fab Machinery Enclosure</i>								
Raceway	Conduit	80%			2032	\$139,000	1	
	Conduit	20%			2042	**	1	
Panelboards	Molded Case Bkrs	50%			2031	\$78,000	5	\$1,400
	Molded Case Bkrs	50%			2040	**	5	\$1,400
Wiring	Braided Cloth	60%	2-4	\$158,800	2057	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	40%			2042	**	1	
Motor Controllers	Locally Mounted	100%			2030	\$318,300	5	\$700
Ground								
Grounding Devices	Generic	100%			LIFE	**	5	\$1,500
Stand-by Power								
Transfer Switches	Automatic	100%			2037	**	1	\$31,600

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**DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / KEENER BUILDING**

Asset # : 1960

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								
Generators								
Diesel	100%			2035	**	1	\$39,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 100 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$3,800	
Fuel Storage								
Main Tank	100%			2047	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2027	\$1,067,100	10	\$65,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2032	\$76,200	10	\$4,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	25%			2037	**	10	\$23,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Upper Floor</i>								
Egress Lighting								
Emergency, Service	30%			2037	**	1		
Emergency, Service	20%			2027	\$12,300	1		
Exit, Service	50%			2032	\$21,600	1		
Exterior Lighting								
HID	20%			2027	\$93,500	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	\$18,800	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Generic	10%			2032	\$18,800	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Tenant Area And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</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.

**DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / KEENER BUILDING**

Asset # : 1960

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

No Component

70%

Generic, Digital

30%

2032

\$77,500

1-3

\$19,000

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

Location : Throughout The Building

Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel

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

Plant Campus Steam /
PRV

100%

2052

**

1

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Off Site Boiler Room

Conversion Equipment

Heat Exchanger, Shell &
Tube

100%

2035

**

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$11,000

2048

**

4

\$5,100

Insul. Deteriorating, Extent : Moderate, Area Affected : 20%

Location : Defective Insulation In Various Area

Terminal Devices

Air Handler

40%

2037

**

1

\$25,400

Convactor/Radiator

60%

2037

**

1

\$19,900

Air Conditioning

Energy Source

Electricity

100%

2048

**

1

Conversion Equipment

Split Unit

5%

2037

**

Window/Wall Unit

10%

2027

\$38,000

1

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$57,200

Exhaust Fans

Interior

90%

2037

**

2

\$2,800

Roof

10%

2037

**

2

\$300

Plumbing

H/C Water Piping

Galvanized Steel

100%

0-2

\$255,800

2037

**

1

Corroded, Extent : Moderate, Area Affected : 50%

Location : Corroded Water Main

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.*

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / KEENER BUILDING

Asset # : 1960

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								
HW Heat Exchanger Steam Fired	100%			2042	**	4	\$15,200	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	0-2	\$35,300	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Severe Flooding At Basement During Heavy Rain</i>								
Sump Pump(s) Submersible	100%			2025	\$3,100	4	\$3,300	
Backflow Preventer No Component Generic	50%			2037	**	1	\$3,100	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit Has Not Been Working In 2 Years</i>								
Fire Suppression								
Standpipe Generic	100%			2052	**	1-5	\$53,600	
Sprinkler Generic	100%			2052	**	1-2	\$28,700	

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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : CHARLES GAY SHELTER / SCHWARTZ BUILDING
Address : 65 CHARLES GAY LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0034.000 / 1959 **Yr Built/Renovated** : 1980 / 2010
Area Sq Ft : 55,454 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-May-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088065

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$710,400	\$359,600
Interior Architecture		\$108,900
Electrical	\$766,400	\$493,300
Mechanical		\$363,800
Site Pavements	\$247,000	
Total	\$1,723,800	\$1,325,700
Importance Code A	\$710,400	\$359,600
Importance Code B	\$766,400	\$966,100
Importance Code C	\$247,000	
Total	\$1,723,800	\$1,325,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$35,400		\$7,500	\$5,500
Interior Architecture	\$70,500		\$4,200	\$2,600
Electrical	\$9,000	\$6,000	\$75,100	\$5,200
Mechanical	\$47,300	\$7,600	\$21,400	\$11,800
Site Pavements	\$11,900			
Total	\$174,200	\$13,700	\$108,100	\$25,000
Importance Code A	\$38,200	\$2,700	\$10,300	\$8,200
Importance Code B	\$97,600	\$10,900	\$97,800	\$16,800
Importance Code C	\$38,400			
Total	\$174,200	\$13,700	\$108,100	\$25,000



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

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / SCHWARTZ BUILDING
Asset # : 1959

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	81%	Now	\$296,500	LIFE	**	5	\$36,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Doors</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Expansion Joint At Exit To Parking Area</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%	2-4	\$1,200	2052	**	5	\$1,700	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Backyard Entrance</i>								
Metal Sect. OHD	2%			2037	**	5	\$2,800	
Wood	15%	Now	\$86,600	2037	**	5	\$17,100	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2048	**	5	\$11,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	25%	4+	\$27,300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	65%	0-2	\$215,800	2032	\$359,600			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	10%	Now	\$111,400	2037	**	1		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</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.

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / SCHWARTZ BUILDING

Asset # : 1959

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								
Soffits								
Metal Panel	75%			2052	**	5-10	\$22,200	
Wood	25%	0-2	\$6,900	2037	**	5	\$2,700	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$108,900	
Ceramic Tile	15%	4+	\$34,300	2035	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Shower Room Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Vinyl Tile	25%			2037	**	3	\$10,400	
Interior Walls								
Ceramic Tile	5%	Now	\$22,200	2035	**	5	\$2,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Stalls Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Stalls Throughout</i>								
Concrete Masonry Unit	60%			LIFE	**	5	\$19,900	
Glass: Single Pane	1%			LIFE	**	5	\$600	
Gypsum Board	19%	Now	\$4,300	LIFE	**	5	\$9,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2037	**	5	\$8,300	
Exposed Struc: Wood	85%			LIFE	**			
Gypsum Board	5%	Now	\$7,100	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2052	**			
Iron Picket	95%			2067	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			

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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / SCHWARTZ BUILDING

Asset # : 1959

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	85%	Now	\$247,000	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%	Now	\$11,900	2045		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</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%			2032	\$22,100	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	\$127,000	5	\$200	
Raceway								
Conduit	100%			2032	\$58,700	1		
Panelboards								
Fused Disc Sw	5%			2031	\$4,400	5	\$100	
Molded Case Bkrs	65%			2031	\$57,000	5	\$900	
Molded Case Bkrs	30%			2040	**	5	\$400	
Wiring								
Thermoplastic	90%			2032	\$77,000	1		
Thermoplastic	10%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2030	\$173,600	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	\$13,400	1	\$17,100	

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

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

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / SCHWARTZ BUILDING

Asset # : 1959

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								
Generators								
Diesel	100%			2028	\$106,100	1	\$21,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 100 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$2,100	
Fuel Storage								
Main Tank	100%			2035	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	74%			2027	\$609,800	10	\$37,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2037	**	10	\$10,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Rooms</i>								
LED	6%			2040	**			
Egress Lighting								
Emergency, Service	15%			2037	**	1		
Emergency, Service	35%			2027	\$11,700	1		
Exit, Service	50%			2032	\$11,700	1		
Exterior Lighting								
HID	20%			2027	\$50,500	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	\$10,200	1	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	10%			2027	\$10,200	1	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cafeteria, Hallways And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	\$41,900	1-3	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detector, Pull Box And Fire Alarm Panel</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.

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / SCHWARTZ BUILDING

Asset # : 1959

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%			2052	**	5	\$17,200	
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$27,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 6 Seperate Boiler Rooms Each With 1 Boiler For Heating. Center Boiler Room Has Hot Water Boiler For Domestic Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	75%			2040	**	4	\$2,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Hot Wtr Piping/Pump	25%			2040	**	4	\$700	
Terminal Devices								
Air Handler	10%			2032	\$101,900	1	\$3,400	
Convactor/Radiator	90%			2037	**	1	\$16,100	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Split Unit	10%			2037	**			
Window/Wall Unit	20%			2025	\$41,000	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,900	
Exhaust Fans								
Roof	100%			2040	**	2	\$1,700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%			2032	\$261,900	4	\$5,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2052	**	1-2	\$15,500	

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.

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / SCHWARTZ BUILDING

Asset # : 1959

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
Fire Suppression	Chemical System							
	Dry	10%			2027	\$1,600	1-3	\$7,300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Kitchen Hood</i>					
	No Component	90%						

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

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** : HOMELESS SERVICES
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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$304,300	\$122,800
Interior Architecture	\$367,100	\$2,532,100
Mechanical	\$153,100	\$578,800
Site Pavements	\$131,300	
Total	\$955,900	\$3,233,700
Importance Code A	\$457,500	\$122,800
Importance Code B	\$430,000	\$3,110,900
Importance Code C	\$68,400	
Total	\$955,900	\$3,233,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$60,400			
Interior Architecture	\$87,000			\$14,500
Electrical	\$14,500	\$12,000	\$16,700	\$12,000
Mechanical	\$84,000	\$66,000	\$38,900	\$34,300
Site Enclosure	\$15,600			
Site Pavements	\$600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$270,000	\$85,900	\$63,500	\$68,700
Importance Code A	\$60,400	\$3,600	\$3,600	\$3,600
Importance Code B	\$142,800	\$82,300	\$59,900	\$65,000
Importance Code C	\$66,700			
Total	\$270,000	\$85,900	\$63,500	\$68,700



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.

DEPT. OF HOMELESS SERVICES - 071
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	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$245,700	
Window Wall	5%			2054	**	5	\$24,200	
Windows								
Aluminum	100%			2050	**	5	\$18,900	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5-10	\$59,000	
Masonry: Brick	50%			LIFE	**	5-10	\$81,800	
Metal Panel	5%			2054	**	5	\$4,600	
Roof								
Modified Bitumen	100%	Now	\$111,700	2039	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof Into Television Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal, Corrugated	100%	Now	\$4,100	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	\$48,300	
Ceramic Tile	5%			2043	**	5	\$5,500	
Vinyl Tile	85%			2034	\$2,532,100	3	\$46,900	
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	25%	Now	\$43,900	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	\$14,400	
Gypsum Board	65%			LIFE	**	5-10	\$105,700	
Ceilings								
Exposed Struc: Concrete	70%	Now	\$226,200	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	**	5-10	\$113,900	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2044	**			
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$15,600	2054	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Patio</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.

DEPT. OF HOMELESS SERVICES - 071
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	\$131,300	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	\$2,200

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DEPT. OF HOMELESS SERVICES - 071
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	\$2,400	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	\$26,600	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	\$45,500	

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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DEPT. OF HOMELESS SERVICES - 071
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	
Heating								
Conversion Equipment Hot Water Boiler	100%	0-2	\$153,100	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	\$5,500	
Terminal Devices Air Handler	10%			2029	\$135,600	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>								
Convactor/Radiator	90%			2039	**	1	\$21,400	
Air Conditioning								
Energy Source Electricity	100%			2050	**	1		
Conversion Equipment Split Unit	10%			2034	\$171,100			
Window/Wall Unit	50%			2029	\$136,500	1		
No Component	40%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,100	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Exhaust Fans Interior	20%			2034	\$63,900	2	\$500	
Roof	80%	Now	\$11,200	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	\$18,200	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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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
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	\$14,400	4	\$2,300	
Sewage Ejector(s) Electric	100%			2029	\$37,700	4	\$4,400	
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	\$71,700	1-3	\$334,900	

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : DEAN STREET FAMILY RESIDENCE
Address : 2155 DEAN STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0012.000 / 1972 **Yr Built/Renovated** : 1926 / 2012
Area Sq Ft : 28,650 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1440 **Lot** : 73 **BIN** : 3038719

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$361,400	
Interior Architecture	\$72,500	\$227,700
Electrical	\$94,200	\$130,600
Mechanical		\$54,300
Total	\$528,000	\$412,500
Importance Code A	\$361,400	
Importance Code B	\$166,700	\$412,500
Total	\$528,000	\$412,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$17,300	\$15,800		
Interior Architecture	\$130,100			\$3,400
Electrical	\$1,100	\$5,600	\$1,100	\$1,100
Mechanical	\$9,900	\$8,400	\$4,100	\$3,900
Site Enclosure	\$3,700			
Total	\$162,100	\$29,800	\$5,200	\$8,400
Importance Code A	\$20,100	\$18,700	\$2,800	\$2,800
Importance Code B	\$117,500	\$11,100	\$2,300	\$5,600
Importance Code C	\$24,400			
Total	\$162,100	\$29,800	\$5,200	\$8,400



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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.

DEPT. OF HOMELESS SERVICES - 071
DEAN STREET FAMILY RESIDENCE
Asset # : 1972

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	45%	Now	\$81,400	LIFE	**	5	\$20,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$17,300	LIFE	**	5	\$1,700	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	50%	0-2	\$62,200	2036	**	5	\$28,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$53,000	2047	**	5	\$5,700	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$164,700	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : East Side, Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Panel	10%			2051	**	5	\$2,900	
Roof								
Modified Bitumen	95%			2036	**	10	\$14,400	
Skylight, Metal/Glass	5%			2051	**	10	\$2,500	
Soffits								
Stucco Cement	100%			2036	**	5	\$100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,000	
Ceramic Tile	10%	Now	\$11,400	2034	\$227,700	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%	Now	\$9,500	2036	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Marble Panels	10%	Now	\$44,300	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair Treads</i>								
Vinyl Tile	65%	Now	\$72,500	2036	**	3	\$10,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

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DEPT. OF HOMELESS SERVICES - 071
DEAN STREET FAMILY RESIDENCE
Asset # : 1972

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%			2040	**	5	\$2,200		
Concrete Masonry Unit	5%			LIFE	**	5	\$900		
Gypsum Board	65%			LIFE	**	5	\$17,500		
Masonry: Fieldstone	10%	Now	\$20,200	LIFE	**				
<i>Other Observation, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout Basement</i>									
<i>Explanation : Open Joints</i>									
Marble Panels	2%	Now	\$3,100	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	13%			LIFE	**	5	\$1,800		
Ceilings									
Gypsum Board	80%	Now	\$28,200	LIFE	**	5	\$41,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	20%	Now	\$12,300	LIFE	**	5	\$5,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Site Enclosure									
Fence/Gates									
Chain Link	100%			2041	**				
Retaining Walls									
Cast in Place Concrete	100%	0-2	\$3,700	2051	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2036	**				
On-Site Walkways									
Cast in Place Concrete	100%			2036	**				

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%			2041	**	5	\$100		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>									
Raceway									
Conduit	100%			2041	**	1			

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

DEPT. OF HOMELESS SERVICES - 071
DEAN STREET FAMILY RESIDENCE
Asset # : 1972

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%			2039	**	5	\$800	
Wiring								
Thermoplastic	100%			2041	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Incandescent	20%			2026	\$94,200	2	\$100	
LED	80%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$3,500	
Exit, Battery	50%			2036	**	10	\$1,000	
Exterior Lighting								
HID	100%			2031	\$130,600	10	\$100	
Alarm								
Security System								
Generic	100%			2039	**	1	\$10,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</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%			2041	**	5	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 3,500 Gallon Oil Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2051	**	1	\$28,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Steam Boiler</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2041	**	4	\$2,100	
Terminal Devices								
Convectior/Radiator	100%	Now	\$4,600	2036	**	1	\$8,300	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Air Conditioning								

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DEPT. OF HOMELESS SERVICES - 071
DEAN STREET FAMILY RESIDENCE
Asset # : 1972

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%			2047	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2029	\$10,600	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	100%			2031	\$54,300	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2041	**	1		
Galvanized Steel	90%			2036	**	1		
		<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
HW Heat Exchanger								
Steam Fired	100%			2057	**	4	\$4,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Coils Located In Boiler</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2039	**	1	\$1,800	
Fixtures								
Generic	100%							

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

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** : HOMELESS SERVICES
Date of Survey : 26-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,6
Block : 1745 **Lot** : 5 **BIN** : 1076434

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$117,800	\$73,200
Electrical		\$643,100
Mechanical	\$380,100	\$255,800
Total	\$497,900	\$972,100
Importance Code A	\$173,000	\$73,200
Importance Code B	\$324,900	\$898,900
Total	\$497,900	\$972,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$53,200		\$45,800	
Interior Architecture	\$82,500			\$11,000
Electrical	\$10,700	\$6,600	\$7,000	\$6,200
Mechanical	\$20,400	\$10,800	\$25,800	\$14,100
Site Pavements	\$34,000			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$212,700	\$29,300	\$90,400	\$43,200
Importance Code A	\$55,200	\$3,300	\$49,200	\$3,300
Importance Code B	\$117,600	\$26,000	\$41,200	\$39,900
Importance Code C	\$39,800			
Total	\$212,700	\$29,300	\$90,400	\$43,200



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.
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DEPT. OF HOMELESS SERVICES - 071
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%	4+	\$117,800	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 : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	25%			2052	**	5	\$91,600	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$15,700	2048	**	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%			2041	**	10	\$5,500	
Parapets								
Concrete Masonry Unit	44%			LIFE	**	5	\$2,200	
Masonry: Brick	49%	0-2	\$26,900	LIFE	**	5	\$2,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West End Over Room 601 And 605</i>								
Metal Panel	5%	2-4	\$400	2042	**	5	\$400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Rail	2%			2045	**	5-10	\$1,600	
Roof								
Modified Bitumen	100%	Now	\$9,400	2037	**			
<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>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower Roof, 3rd Floor, Lobby</i>								
Soffits								
Stucco Cement	100%			2045	**	5		
Interior								

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DEPT. OF HOMELESS SERVICES - 071
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	\$21,700	
Sheet Vinyl/Rubber	1%	Now	\$31,700	2042	**	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%			2037	**	3	\$44,100	
Interior Walls								
Concrete Masonry Unit	15%	Now	\$23,500	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	**			
Glass: Single Pane	12%			LIFE	**	5	\$7,700	
Gypsum Board	70%	Now	\$16,300	LIFE	**	5	\$35,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 601 And 605, 1st Floor Dining Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 601 And 605, 1st Floor Dining Room</i>								
Ceilings								
Exposed Struc: Concrete	65%			LIFE	**	5	\$10,100	
Gypsum Board	35%			LIFE	**	5	\$43,400	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2052	**			
Iron Picket	15%			2052	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$24,300	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East 118th Street</i>								
On-Site Walkways								
Cast in Place Concrete	50%			2045	**			
Pavers/Stone	50%			2041	**			

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DEPT. OF HOMELESS SERVICES - 071
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								
Activity Yard								
Asphalt	10%	Now	\$4,800	2047		**		
<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	\$4,900	2045		**		
<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%			2041		**		

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%			2042		**	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 800 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042		**	\$300	
Raceway								
Conduit	100%			2042		**		1
Panelboards								
Fused Disc Sw	10%			2040		**	\$200	
Molded Case Bkrs	90%			2040		**	\$1,600	
Wiring								
Thermoplastic	100%			2042		**		1
Motor Controllers								
Locally Mounted	100%			2037		**	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037		**	\$20,500	
Generators								
Diesel	100%			2035		**	\$25,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room First Floor</i>								
<i>Explanation : One 250 Kilowatts</i>								

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DEPT. OF HOMELESS SERVICES - 071
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	
Stand-by Power Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$2,500	
Fuel Storage Main Tank	100%			2047	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator First Floor</i>						
		<i>Explanation : One 175 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	40%			2032	\$395,200	10	\$24,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Fluorescent	20%			2032	\$197,600	10	\$12,200	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	40%			2037	**			
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Egress Lighting								
Emergency, Service	60%			2032	\$24,000	1		
Exit, Service	40%			2032	\$11,200	1		
Exterior Lighting								
HID	15%			2032	\$45,500	10		
LED	5%			2037	**			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2047	**	5	\$500	
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	\$12,200	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Generic	10%			2032	\$12,200	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	\$50,300	1-3	\$12,300	
		<i>Other Observation, Extent : Light, 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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DEPT. OF HOMELESS SERVICES - 071
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%			2052	**	1		
Conversion Equipment								
Furnace	20%			2032	\$40,400	1	\$6,600	
Hot Water Boiler	40%			2045	**	1	\$13,200	
Hot Water Boiler	40%	Now	\$55,200	2045	**	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%			2040	**	4	\$3,300	
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$21,500	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2032	\$142,400	2	\$800	
Window/Wall Unit	60%			2027	\$147,600	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,100	
Exhaust Fans								
Interior	10%			2032	\$28,800	2	\$200	
Roof	90%	0-2	\$11,300	2032	\$113,400	2	\$1,500	
<i>Not in Service, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof. 15 Perfecent Of Roof Exhaust Fan Not Working</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
HW Heat Exchanger								
HTHW/HW	50%			2058	**			
HTHW/HW	50%	Now	\$54,600	2062	**			
<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	\$122,700	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement. Leaking Sewer System</i>								
Under Construction	50%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Partial Sewer System Under Construction At Basement</i>								
Storm Drain Piping								
Under Construction	100%							

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DEPT. OF HOMELESS SERVICES - 071
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	
Plumbing								
Sump Pump(s)								
Non-Submersible	50%			2032	\$6,500	4	\$700	
Submersible	50%	Now	\$1,000	2027	\$1,000	4	\$700	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement. Two Sump Pumps Not Working</i>								
Sewage Ejector(s)								
Electric	100%			2032	\$34,000	4	\$2,600	
Backflow Preventer								
No Component	50%							
Generic	50%			2037	**	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 : Light, Area Affected : 100%</i>								
<i>Location : C-6</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$33,500	
Sprinkler								
Generic	100%			2042	**	1-2	\$18,600	
Fire Pump								
Generic	100%			2035	**	1	\$12,400	

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : EAST 3RD STREET SHELTER
Address : 282 EAST 3RD STREET @AVENUE C
Borough : MANHATTAN **Agency's Number** : SM03
Program / Asset # : DHS0069.000 / 4441 **Yr Built/Renovated** : 1937 / 2006
Area Sq Ft : 28,867 **Project Type** : HOMELESS SERVICES
Date of Survey : 22-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6
Block : 372 **Lot** : 14 **BIN** : 1004357

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$832,200	
Interior Architecture	\$737,200	
Electrical	\$554,600	\$279,600
Mechanical	\$240,800	\$888,600
Total	\$2,364,700	\$1,168,200
Importance Code A	\$832,200	
Importance Code B	\$1,471,300	\$1,168,200
Importance Code C	\$61,200	
Total	\$2,364,700	\$1,168,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$69,300			\$10,400
Interior Architecture	\$44,500	\$20,800	\$1,700	\$4,500
Electrical	\$8,200	\$4,800	\$5,100	\$46,800
Mechanical	\$73,900	\$3,800	\$12,700	\$31,900
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$201,800	\$35,300	\$25,400	\$99,500
Importance Code A	\$99,300	\$1,400	\$1,400	\$11,900
Importance Code B	\$69,700	\$33,800	\$22,300	\$87,600
Importance Code C	\$32,800		\$1,700	
Total	\$201,800	\$35,300	\$25,400	\$99,500



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DEPT. OF HOMELESS SERVICES - 071
EAST 3RD STREET SHELTER
Asset # : 4441

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	97%	0-2	\$177,600	LIFE	**	5	\$44,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Steel Lintels Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$4,400	
Windows								
Aluminum	100%	Now	\$654,500	2058	**	5	\$7,000	
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	0-2	\$27,400	LIFE	**	5	\$4,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Roofs</i>								
Pre-Cast Concrete	10%	Now	\$7,800	LIFE	**	5	\$3,100	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	80%			2038	**	10	\$10,400	
Panel/Paver: Cer/Brk	20%	Now	\$34,100	2063	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Lower Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Lower Roof</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	
Ceramic Tile	5%	Now	\$11,700	2042	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Quarry Tile	5%			2046	**	5	\$3,200	
Vinyl Tile	85%	Now	\$586,000	2038	**	3	\$13,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Corridors And Some Offices</i>								

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DEPT. OF HOMELESS SERVICES - 071
EAST 3RD STREET SHELTER
Asset # : 4441

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	\$3,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,800	
Gypsum Board	65%	Now	\$61,200	LIFE	**	5	\$26,900	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Corridors, Ramp Walls, 1st Floor Offices</i>								
Plaster	20%	Now	\$32,800	LIFE	**	5	\$4,100	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
Ceilings								
AcousTileSusp.Lay-In	90%			2046	**	5	\$38,300	
Exposed Struc: Concrete	7%			LIFE	**	5	\$500	
Exposed Struc: Steel	3%	Now	\$90,000	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Corroded Corrugated Metal Underside Of Slab</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	100%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Of Building</i>								
<i>Explanation : This Is A Sidewalk In The Rear Yard Adjoining Neighboring Property</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%			2033	\$14,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2033	\$23,800	5		
Molded Case Bkrs	75%			2033	\$71,400	5	\$600	
Raceway								
Conduit	100%			2033	\$40,300	1		
Panelboards								
Fused Disc Sw	10%			2032	\$3,900	5	\$100	
Molded Case Bkrs	90%			2032	\$35,100	5	\$700	
Wiring								
Thermoplastic	100%			2033	\$56,900	1		
Motor Controllers								
Locally Mounted	100%			2031	\$86,800	5	\$200	

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DEPT. OF HOMELESS SERVICES - 071
EAST 3RD STREET SHELTER
Asset # : 4441

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	
Stand-by Power								
Transfer Switches Automatic	100%			2031	\$6,400	1	\$8,900	
Generators Diesel	100%			2029	\$64,500	1	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 125 Kilowatts</i>								
Batteries Lead/Acid	100%			2025	\$2,400	5	\$1,100	
Fuel Storage Main Tank	100%			2036	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting Fluorescent	98%			2028	\$420,400	10	\$25,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2028	\$8,600	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storage Room</i>								
Egress Lighting Emergency, Service	50%			2028	\$8,700	1		
Exit, Service	50%			2028	\$6,100	1		
Exterior Lighting LED	20%			2041	**			
No Component	80%							
Alarm								
Security System Generic	100%			2028	\$52,900	1	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Roof, Front Of The Building And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>								
Fire/Smoke Detection Generic, Digital	100%			2028	\$72,700	1-3	\$18,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights 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	

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.

DEPT. OF HOMELESS SERVICES - 071
EAST 3RD STREET SHELTER
Asset # : 4441

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	
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$30,000	2038	**	1	\$12,800	
			<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement. No. 2 Boiler Malfunctioning And Out Of Service</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2032	\$61,700	4	\$1,400	
Terminal Devices								
Air Handler	40%			2033	\$212,200	1	\$7,100	
Convactor/Radiator	50%			2031	\$115,300	1	\$4,700	
Fan Coil Unit/Heat	10%			2033	\$69,900	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	70%	0-2	\$64,300	2031	\$321,500	2	\$1,000	
			<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Units Not Efficient And Not Producing Enough Cold Air</i>					
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 7 Units, Each Floor Has Separate Package Unit</i>					
Window/Wall Unit	10%			2028	\$10,700	1		
No Component	20%							
Heat Rejection								
Water Cooling Tower	100%	0-2	\$22,800	2027	\$113,900	2	\$23,200	
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Damaged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
			<i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Roof</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,100	
Exhaust Fans								
Interior	50%	0-2	\$62,500	2043	**	2	\$400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout.</i>					
			<i>Explanation : Poor Ventilation In Building</i>					
No Component	50%							
Plumbing								

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DEPT. OF HOMELESS SERVICES - 071
EAST 3RD STREET SHELTER
Asset # : 4441

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								
H/C Water Piping	Brass/Copper	70%	0-2	\$12,700	2043	**	1	
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement. Defective Booster Pump</i>								
	Galvanized Steel	30%			2031	\$108,000	1	
Water Heater With Tanks								
	Gas Fired	100%	0-2	\$5,000	2028	\$16,700	2	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Storage Tank, Boiler Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Tank, Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Storage Tank, Boiler Room</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2033	\$14,800	4	\$1,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 6th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	Generic	100%			2043	**	1-2	\$8,100
Fire Pump								
	Generic	100%			2036	**	1	\$5,400

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

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** : HOMELESS SERVICES
Date of Survey : 04-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1472 **Lot** : 1 **BIN** : 3319475

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$58,200	\$927,200
Interior Architecture		\$104,400
Electrical	\$83,400	\$606,900
Mechanical		\$1,172,500
Total	\$141,600	\$2,811,000
Importance Code A	\$58,200	\$1,496,900
Importance Code B	\$83,400	\$1,314,100
Total	\$141,600	\$2,811,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$44,200			
Interior Architecture	\$38,100	\$1,400		\$9,700
Electrical	\$12,700	\$9,500	\$8,900	\$8,300
Mechanical	\$13,800	\$7,500	\$105,800	\$10,900
Site Pavements	\$57,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$173,800	\$26,300	\$122,500	\$36,800
Importance Code A	\$50,700	\$3,000	\$21,700	\$3,000
Importance Code B	\$60,200	\$21,900	\$100,900	\$33,800
Importance Code C	\$62,900	\$1,400		
Total	\$173,800	\$26,300	\$122,500	\$36,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
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	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$66,600	
Metal Panel	5%	Now	\$5,800	2052	**	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	\$19,800	2052	**	5	\$25,000	
<i>Weather Strip Missing, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby Windows</i>								
Windows								
Aluminum	100%			2040	**	5	\$19,300	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$2,300	
Masonry: Brick	45%			LIFE	**	5	\$2,000	
Metal Panel	10%	Now	\$3,500	2052	**	5	\$900	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parapet Coping</i>								
Roof								
IRMA/Protected Membrane	15%	Now	\$5,600	2032			\$278,100	
<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+	\$58,200	2032			\$582,400	
<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	\$1,300	
Interior								

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DEPT. OF HOMELESS SERVICES - 071
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	\$34,000	
Ceramic Tile	5%	Now	\$5,700	2041	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor Shower</i>								
Quarry Tile	5%			2045	**	5	\$7,800	
Vinyl Tile	75%			2037	**	3	\$38,800	
Interior Walls								
Ceramic Tile	3%	Now	\$4,600	2041	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor Shower</i>								
Ceramic Tile	2%			2041	**	5	\$2,800	
Concrete Masonry Unit	60%			LIFE	**	5	\$33,900	
Glass: Single Pane	10%			LIFE	**	5	\$10,600	
Gypsum Board	25%	Now	\$9,700	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	\$3,300	
Gypsum Board	13%	Now	\$4,600	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 : 4th Floor Apartments, Lounges And Superintendents Apartment</i>								
Gypsum Board	67%			LIFE	**	5	\$87,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$8,400	2049	**			
<i>Tripping Hazard, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Entry Of Building</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,100	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garden At Rear Of Building</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garden At Rear Of Building</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garden At Rear Of Building</i>								

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DEPT. OF HOMELESS SERVICES - 071
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	\$44,600	2047	**			
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*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%			2042	**		5	\$300
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*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%			2042	**		5	\$300
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Raceway

Conduit

100%			2042	**		1	
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Panelboards

Molded Case Bkrs

100%			2040	**		5	\$1,600
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Wiring

Thermoplastic

100%			2042	**		1	
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Motor Controllers

Locally Mounted

100%			2037	**		5	\$400
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Ground

Grounding Devices

Generic

100%			LIFE	**		5	\$900
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Stand-by Power

Transfer Switches

Automatic

100%			2037	**		1	\$18,800
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Generators

Diesel

100%			2035	**		1	\$23,600
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : Emergency Generator Rated At 100 Kilowatts*

Batteries

Lead/Acid

100%			2025	\$2,400		5	\$2,300
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Fuel Storage

Not Accessible

100%							
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Lighting

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DEPT. OF HOMELESS SERVICES - 071
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	
Lighting								
Interior Lighting Fluorescent	20%			2032	\$181,300	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%			2032	\$271,900	10	\$16,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Offices</i>								
<i>Explanation : T-8 Lamps</i>								
LED	50%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2032	\$18,300	1		
Exit, Service	50%			2032	\$12,800	1		
Exterior Lighting								
HID	30%			2027	\$83,400	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	\$33,600	1	\$6,800	
<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, Analog	100%			2032	\$153,700	1-3	\$37,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, 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%	4+	\$800	2052	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								

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DEPT. OF HOMELESS SERVICES - 071
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	\$3,700	2027	\$18,500	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 : Due To Gas Line Was Shut Off. Roof</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units</i>								
Hot Water Boiler	90%			2030	\$569,700	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 : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$3,000	
Terminal Devices Convactor/Radiator	100%			2030	\$487,200	1	\$19,700	
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	2%			2032	\$13,100	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%			2027	\$42,400			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Office Area</i>								
Window/Wall Unit	15%			2027	\$33,900	1		
No Component	80%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,000	
Exhaust Fans Roof	30%	0-2	\$3,500	2032	\$34,700	2	\$400	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Roof	70%			2032	\$80,900	2	\$1,300	
Plumbing								
H/C Water Piping Brass/Copper	100%			2042	**	1		

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

DEPT. OF HOMELESS SERVICES - 071
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	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2032	\$11,900	4	\$1,300	
Sewage Ejector(s) Electric	100%			2032	\$31,200	4	\$2,400	
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%			2042	**	1-2	\$17,100	

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : FANNY BARNES
Address : 829 SARATOGA AVENUE @RIVERDALE AVENUE
Borough : BROOKLYN **Agency's Number** : FK27
Program / Asset # : DHS0083.000 / 4455 **Yr Built/Renovated** : 1923 / 2006
Area Sq Ft : 42,500 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3583 **Lot** : 6 **BIN** : 3082035

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$755,700	\$54,900
Interior Architecture	\$230,000	\$410,900
Electrical	\$107,100	\$291,400
Mechanical	\$340,300	\$651,000
Total	\$1,433,100	\$1,408,200
Importance Code A	\$755,700	\$422,700
Importance Code B	\$524,600	\$985,400
Importance Code C	\$152,800	
Total	\$1,433,100	\$1,408,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$78,100			
Interior Architecture	\$88,300		\$6,000	\$1,700
Electrical	\$2,300	\$4,000	\$4,600	\$4,800
Mechanical	\$23,300	\$6,900	\$49,600	\$9,200
Total	\$192,000	\$10,800	\$60,200	\$15,700
Importance Code A	\$79,900	\$1,800	\$1,800	\$1,800
Importance Code B	\$76,600	\$9,100	\$58,400	\$13,900
Importance Code C	\$35,600			
Total	\$192,000	\$10,800	\$60,200	\$15,700



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.

DEPT. OF HOMELESS SERVICES - 071
FANNY BARNES
Asset # : 4455

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	40%	Now	\$123,900	LIFE	**	5	\$30,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 4th Floor</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$15,000	
Stucco Cement	57%	Now	\$485,500	2039	**	5	\$54,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd And 4th Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Inner Courtyard And East Elevation</i>								
<i>Explanation : Graffiti</i>								
Windows								
Aluminum	100%	Now	\$42,600	2042	**	5	\$9,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$11,700	LIFE	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
Masonry: Brick	40%	Now	\$65,100	LIFE	**	5	\$2,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$81,300	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face Of Parapet</i>								
<i>Explanation : Cement Stucco On Brick</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$4,100	
Roof								
Modified Bitumen	98%	Now	\$6,200	2039	**			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	2%	Now	\$8,100	2044	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead</i>								
Soffits								
Stucco Cement	100%			2039	**	5		
Interior								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
FANNY BARNES
Asset # : 4455

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	5%	Now	\$4,400	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$7,300	2043	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Bathrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Quarry Tile	15%			2047	**	5	\$11,900	
Vinyl Tile	25%	Now	\$17,900	2034	\$357,900	3	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	50%	Now	\$77,300	2049	**	5	\$24,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	20%	Now	\$96,300	2043	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead</i>								
Glass: Single Pane	3%			LIFE	**	5	\$4,000	
Gypsum Board	50%	Now	\$12,200	LIFE	**	5	\$26,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	7%	Now	\$56,400	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical And Boiler Rooms</i>								
<i>Explanation : Water Penetration</i>								
Plaster	20%	Now	\$21,300	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$8,600	2047	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	80%	Now	\$14,500	LIFE	**	5	\$53,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	**			

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.

DEPT. OF HOMELESS SERVICES - 071
FANNY BARNES
Asset # : 4455

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%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	**			
On-Site Walkways								
Cast in Place Concrete	80%			2039	**			
Steel Grating	20%			2044	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Fire Escape</i>								
<i>Explanation : Fire Escape</i>								
Activity Yard								
Cast in Place Concrete	20%			2047	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inner Courtyard</i>								
<i>Explanation : Play Area</i>								
Rubber Matting								
	80%			2034				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inner Courtyard</i>								
<i>Explanation : Play Area</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	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$200	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$1,100	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								

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.

DEPT. OF HOMELESS SERVICES - 071
FANNY BARNES
Asset # : 4455

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								
Incandescent	50%			2029	\$291,400	2	\$400	
LED	50%			2042	**			
Egress Lighting								
Emergency, Battery	50%			2034	\$29,100	10	\$4,300	
Exit, Battery	50%			2034	\$24,500	10	\$1,200	
Exterior Lighting								
LED	30%			2039	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2042	**	1	\$15,900	
		<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%	Now	\$107,100	2044	**	1-3	\$23,800	
		<i>Not in Service, Extent : Severe, 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								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	\$367,900	1	\$17,500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 4 Units, Multiple Temperatures</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$2,600	
Terminal Devices								
Convactor/Radiator	100%			2032	\$283,100	1	\$11,500	
Controls								
Electrical	100%			2027	\$230,800			
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2028	\$109,500	2	\$400	
Window/Wall Unit	10%			2029	\$13,100	1		
No Component	70%							

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.

DEPT. OF HOMELESS SERVICES - 071
FANNY BARNES
Asset # : 4455

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								
Heat Rejection								
Air Cooled Condenser Unit	20%			2029	\$6,000	2	\$4,900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,300	
Exhaust Fans								
Roof	100%			2039	**	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2029	\$21,700	4	\$2,500	
Backflow Preventer								
Generic	5%	0-2	\$500	2029	\$800	1	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corrosion At Piping</i>							
Generic	95%			2029	\$14,700	1	\$2,100	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2027	\$31,600	2		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
Hot Water Storage Tank								
Generic	100%			2039	**	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : One 250 Gallon Unit</i>							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2054	**	1-2	\$1,000	
Chemical System								
Generic	100%			2027	\$8,000	1-3	\$40,500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Kitchen</i>							
	<i>Explanation : Covers 10 Square Feet</i>							

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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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : FLATLANDS FAMILY RESIDENCE
Address : 10875 AVENUE D @ LINDEN BLVD.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0053.000 / 1949 **Yr Built/Renovated** : 1989 / 2010
Area Sq Ft : 68,625 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3871 **Lot** : 101 **BIN** : 3332519

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$143,900	\$87,000
Interior Architecture		\$168,100
Electrical		\$229,100
Mechanical	\$231,600	\$196,600
Total	\$375,500	\$680,800
Importance Code A	\$143,900	\$87,000
Importance Code B	\$231,600	\$530,200
Importance Code C		\$63,600
Total	\$375,500	\$680,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$51,900		\$1,700	\$9,600
Interior Architecture	\$40,900	\$8,700		\$9,700
Electrical	\$5,500	\$5,900	\$5,100	\$4,600
Mechanical	\$10,400	\$8,900	\$60,700	\$11,300
Site Pavements	\$22,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$135,000	\$27,500	\$71,500	\$39,200
Importance Code A	\$55,200	\$3,400	\$5,300	\$13,000
Importance Code B	\$65,900	\$20,500	\$66,200	\$26,200
Importance Code C	\$13,800	\$3,500		
Total	\$135,000	\$27,500	\$71,500	\$39,200



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.**

DEPT. OF HOMELESS SERVICES - 071
FLATLANDS FAMILY RESIDENCE
Asset # : 1949

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	2%			LIFE	**	5	\$13,900	
Masonry: Brick	98%			LIFE	**	5	\$87,000	
Windows								
Aluminum	100%			2048	**	5	\$19,300	
Parapets								
Metal Panel	20%			2052	**	5	\$3,400	
Metal: Cage/Fence	80%	4+	\$16,600	2037	**	5	\$11,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	30%			2045	**	10	\$35,300	
Modified Bitumen	70%	Now	\$143,900	2042	**			
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower One Story Roof Areas</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower One Story Roof Areas</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Library, Security Office, Child Care Room B And 3rd Floor Corridor</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$34,000	
Ceramic Tile	10%			2041	**	5	\$10,400	
Vinyl Tile	75%			2037	**	3	\$38,800	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$7,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,700	
Glass: Single Pane	5%			LIFE	**	5	\$5,300	
Gypsum Board	75%			LIFE	**	5	\$63,600	
Masonry: Brick	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%			2045	**	5	\$5,200	
Exposed Struc: Concrete	15%			LIFE	**	5	\$2,400	
Gypsum Board	80%	Now	\$28,500	LIFE	**	5	\$104,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library, Security Office, Child Care Room B</i>								
Site Enclosure								

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

DEPT. OF HOMELESS SERVICES - 071
FLATLANDS FAMILY RESIDENCE
Asset # : 1949

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	75%			2052	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Property Perimeter</i>								
<i>Explanation : Steel Mesh Type Fence</i>								
Iron Picket	25%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	**			
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$9,500	2037	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : By Playground</i>								
Pavers/Stone	5%			2041	**			
Parking/Driveway								
Asphalt	100%	4+	\$4,300	2035	**			
<i>Potholes, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot Area</i>								
Activity Yard								
Asphalt	35%	Now	\$4,800	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basketball Court</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Yard Area</i>								
<i>Explanation : Basketball Court</i>								
Cast in Place Concrete	35%	Now	\$3,800	2037	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Picnic Area</i>								
Rubber Matting	30%			2032	\$48,500			

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%			2042	**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 1200 Amperes And 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5	\$300	
Raceway								
Conduit	100%			2042	**	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.

DEPT. OF HOMELESS SERVICES - 071
FLATLANDS FAMILY RESIDENCE
Asset # : 1949

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								
Fused Disc Sw	2%			2040	**	5		
Molded Case Bkrs	98%			2040	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2042	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
LED	100%			2040	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2032	\$56,300	10	\$8,300	
Exit, Service	50%			2032	\$14,500	1		
Exterior Lighting								
LED	30%			2040	**			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$7,700	
<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%			2032	\$172,900	1-3	\$42,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights, 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%			2042	**	1		

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DEPT. OF HOMELESS SERVICES - 071
FLATLANDS FAMILY RESIDENCE
Asset # : 1949

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	100%			2049	**	1	\$33,900	
<i>Boiler Used For Hot Water, Extent : Light, 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 : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$3,400	
Terminal Devices Convactor/Radiator	100%			2037	**	1	\$22,200	
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%			2027	\$73,500	2	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Units Serve General Areas Only</i>								
<i>Explanation : Multiple Roof Units. R-22</i>								
Split Unit	5%			2032	\$79,600			
Window/Wall Unit	20%			2027	\$50,800	1		
No Component	65%							
Terminal Devices Fan Coil - 2 Pipe	15%			2027	\$107,300	1	\$3,300	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2027	\$10,200	2	\$7,200	
No Component	85%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,300	
Exhaust Fans								
Interior	10%			2032	\$29,700	2	\$200	
Roof	90%			2032	\$117,000	2	\$1,900	
Plumbing								
H/C Water Piping Brass/Copper	100%			2042	**	1		
Sanitary Piping Cast Iron	10%	0-2	\$1,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Stock Room And Plumbing Room</i>								
Cast Iron	90%			LIFE	**	1		

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DEPT. OF HOMELESS SERVICES - 071
FLATLANDS FAMILY RESIDENCE
Asset # : 1949

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								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2032	\$13,400	4	\$1,500	
Sewage Ejector(s) Electric	100%			2027	\$35,100	4	\$2,700	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : N/A, Area Affected : 10%</i>					
			<i>Location : 1st To 2nd Floor Community Room</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Sprinkler Generic	100%			2042	**	1-2	\$19,200	

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : FORT WASHINGTON ARMORY SHELTER
Address : 216 FORT WASHINGTON AVENUE
Borough : MANHATTAN **Agency's Number** : MM040
Program / Asset # : DHS0067.000 / 4439 **Yr Built/Renovated** : 1909 / 2004
Area Sq Ft : 236,975 **Project Type** : HOMELESS SERVICES
Date of Survey : 29-Mar-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2138 **Lot** : 79 **BIN** : 1063381

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$4,859,000	\$245,500
Interior Architecture	\$4,813,300	\$8,658,400
Electrical	\$878,600	\$4,340,200
Mechanical	\$4,570,000	\$11,005,400
Site Pavements	\$387,100	
Total	\$15,508,000	\$24,249,500
Importance Code A	\$4,979,500	\$292,400
Importance Code B	\$10,141,400	\$23,957,100
Importance Code C	\$387,100	
Total	\$15,508,000	\$24,249,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$68,600			
Interior Architecture	\$33,900	\$5,200		\$55,000
Electrical	\$38,600	\$50,600	\$39,800	\$93,900
Mechanical	\$74,800	\$38,800	\$108,200	\$184,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$219,900	\$98,700	\$151,900	\$337,600
Importance Code A	\$68,600	\$400		\$900
Importance Code B	\$147,600	\$97,600	\$151,900	\$336,700
Importance Code C	\$3,700	\$600		
Total	\$219,900	\$98,700	\$151,900	\$337,600



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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

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%	Now	\$7,900	LIFE	**	5	\$33,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	78%	Now	\$847,500	LIFE	**	5	\$105,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : West And South Facades</i>								
<i>Other Observation, Extent : N/A, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Sidewalk Shed Installed</i>								
Masonry: Limestone	7%	Now	\$36,400	LIFE	**	5	\$7,100	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Multiple Locations Throughout</i>								
Metal Panel	10%	Now	\$437,500	2043	**	5	\$25,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	10%			2049	**	5	\$3,000	
Steel	75%	Now	\$1,892,300	2058	**	5	\$140,100	1
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade And North Facade</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade And North Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade And North Facade</i>								
Wood	5%			2049	**	5	\$14,900	
Wood	10%	Now	\$117,200	2058	**	5	\$14,900	1
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 60%</i>								
<i>Location : South Facade</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								

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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

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								
Parapets								
Cast Stone/Terra Cotta	8%	Now	\$19,900	LIFE	**	5	\$6,900	
<i>Crazing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade And Throughout</i>								
Masonry: Brick	34%	Now	\$235,100	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	53%			LIFE	**	5	\$5,900	
Metal Panel	5%	Now	\$4,500	2053	**	5	\$1,100	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	26%	Now	\$362,600	2043	**			
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West And East Ends</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : West Side.</i>								
<i>Air/Water Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Side, Tar Coating Is Delaminating From The Back Of Parapet Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Drill Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West And East Ends</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Side</i>								
<i>Explanation : Pitch Pockets Leaking</i>								
Modified Bitumen	74%	Now	\$966,600	2043	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : East Side, Two Missing Roof Drain Strainers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Over Track</i>								

Interior

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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

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	3%			2032	\$160,700	3	\$14,000	
Cast in Place Concrete	5%			LIFE	**	5	\$33,900	
Ceramic Tile	5%	0-2	\$85,400	2036	**	5	\$7,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Poured Epoxy/Resin	5%	Now	\$84,800	2028	\$848,400			
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Stairs At Track Facility</i>								
Sheet Vinyl/Rubber	22%			2033	\$4,359,700	5	\$102,300	
Terrazzo	2%			LIFE	**	5	\$4,800	
Traffic Topping	20%			2033	\$2,890,700	5	\$77,500	
Vinyl Tile	26%	Now	\$2,175,500	2043	**	3	\$30,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First And Second Floors</i>								
Wood	12%	Now	\$216,800	2036	**	5	\$34,900	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Electrical Room, Perimeter Of Track</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Cast Stone/Terra Cotta	5%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Walls Of Mechanical Space</i>								
Ceramic Tile	3%			2036	**	5	\$1,200	
Gypsum Board	25%			LIFE	**	5	\$5,800	
<i>Other Observation, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Throughout Shelter Space</i>								
<i>Explanation : Portions Removed Due To Active Construction</i>								
Masonry: Brick	37%			LIFE	**			
Plaster	20%	Now	\$3,700	LIFE	**	5	\$2,300	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Curved Walls At Main Public Stairway Of Track</i>								
Wood	5%			LIFE	**	5	\$7,800	

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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

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	6%	Now	\$30,200	2038	**	5	\$9,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First And Second Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : First Floor Lobby</i>								
AcousTileSusp.Lay-In	4%			2053	**	5	\$12,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Partial 1st Floor Corridor Of Shelter</i>								
Exposed Struc: Concrete	5%	Now	\$113,500	LIFE	**	5	\$2,400	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room First Floor Of Shelter</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Electrical Room And Boiler Rooms In Shelter</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$19,400	
Masonry: Infill Arch	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$38,800	
Wood	20%			LIFE	**	5	\$542,700	
Wood	30%	Now	\$1,237,700	LIFE	**	5	\$814,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$387,100	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Driveway</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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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

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%			2033	\$46,900	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect</i>								
Fused Disc Sw	50%			2043	**	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2043	**	5	\$500	
Molded Case Bkrs	50%			2033	\$222,300	5	\$3,100	
Raceway								
Conduit	70%			2033	\$312,200	1		
Conduit	30%			2053	**	1		
Panelboards								
Fused Disc Sw	1%			2041	**	5	\$100	
Molded Case Bkrs	60%			2049	**	5	\$3,700	
Molded Case Bkrs	39%			2032	\$182,400	5	\$2,400	
Wiring								
Thermoplastic	60%			2033	\$398,400	1		
Thermoplastic	40%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2031	\$607,700	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$72,900	
Generators								
Diesel	100%			2036	**	1	\$91,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Third Floor Generator Room</i>								
<i>Explanation : 250 Kilowatts Rated Capacity</i>								
Batteries								
Lead/Acid	100%			2026	\$2,400	5	\$8,800	
Fuel Storage								
Day Tank	1%			2041	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Third Floor Generator Room</i>								
<i>Explanation : 10 Gallons</i>								
Main Tank	99%			2048	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 550 Gallons</i>								

Lighting

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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

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	60%			2033	\$2,112,800	10	\$130,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2028	\$528,200	10	\$32,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Track And Field, Museum Area Of Building</i>								
Fluorescent	2%			2033	\$70,400	10	\$4,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Offices Shelter Area, Second Floor Corridor Museum Area</i>								
HID	6%			2028	\$164,500	10	\$500	
Incandescent	2%			2028	\$77,900	2	\$100	
LED	15%			2038	**			
Egress Lighting								
Emergency, Service	10%			2033	\$14,200	1		
Emergency, Battery	40%			2033	\$154,500	10	\$22,700	
Exit, Service	20%			2028	\$19,800	1		
Exit, Battery	30%			2033	\$97,800	10	\$4,800	
Exterior Lighting								
HID	10%			2028	\$108,000	10	\$100	
LED	20%			2038	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	**	1	\$88,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$146,000	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	2%			2053	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof - Chiller Mechanical Room</i>								
<i>Explanation : Location Observed</i>								
Interruptible Gas/Dual Fuel	98%			2033	\$520,400	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Oil Tank Room</i>								
<i>Explanation : One 6,000 Gallon Tank, No.2 Fuel</i>								

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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

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 Radiant Heater	2%			2028	\$120,500	2	\$2,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof - Chiller Mechanical Room</i>								
<i>Explanation : Electric Unit Heater</i>								
Under Construction	98%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Steam Boiler System. Facility Using Boiler No.1 To Generate Steam Heat And Domestic Hot Water Temporarily While Boiler System Is Under Construction.</i>								
Distribution								
Steam Piping/Pump	25%			2063	* *			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Homeless Service Space - 1st Floor - Various Locations</i>								
Steam Piping/Pump	75%			2033	\$1,390,000			
Terminal Devices								
Air Handler	20%	Now	\$17,400	2028	\$871,100	1	\$26,400	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Homeless Service Space - Hv-5 Fan Room - Defective Coil</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Homeless Service Space - Fan Rooms</i>								
Convactor/Radiator	58%			2031	\$1,097,700	1	\$44,400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Homeless Service Space - Various Locations</i>								
Convactor/Radiator	20%			2053	* *	1	\$15,300	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Homeless Service Space - 1st Floor - Various Locations</i>								
Unit Heater - Steam	2%			2028	\$26,300	4	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Entrance Vestibule</i>								
<i>Explanation : Location Observed</i>								
Controls								
Digital	30%			2031	\$1,994,200			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Armory Track Space</i>								
<i>Explanation : Chilled Water System Bms Controls</i>								
Electrical	70%			2028	\$900,700			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : Boilers Heat Timer Controls</i>								

Air Conditioning

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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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

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	80%			2041	**	1		
Natural Gas	20%			2053	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Absorption Chiller Service</i>								
Conversion Equipment								
Absorption Chiller/Direct Fire	25%			2028	\$1,590,500	1	\$64,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof - Chiller Mechanical Room</i>								
<i>Explanation : 1 Unit, 200 Tons</i>								
Heat Pump Air Sourced	30%			2031	\$1,039,300	2	\$4,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Variable Refrigerant Flow (VRF) Outdoor Units, Quantity. 6. Serves Sleeping Units In Homeless Service Space</i>								
Interior Pkg Unit - Cooling	10%			2027	\$366,000	2	\$1,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Armory Track Space - Mechanical Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Homeless Service And Armory Track Spaces - Mechanical Rooms</i>								
<i>Explanation : Location Observed</i>								
Exterior Pkg Unit - Cooling	25%			2033	\$634,400	2	\$3,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units, 100 Tons Each Serving Armory Track Space</i>								
Split Unit	5%			2028	\$274,800			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Small Capacity Split Systems, Indoor Units No Access</i>								
Window/Wall Unit	5%			2028	\$43,800	1		
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2043	**	4	\$1,800	
Ductwork/Diffusers	50%			LIFE	**	2	\$154,200	
No Component	35%							

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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

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								
Terminal Devices								
Air Handler/Dir Expansion	5%			2028	\$221,900	1		
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Armory Track Space - Mechanical Space</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Armory Track Space - Mechanical Space</i>						
		<i>Explanation : 1 Unit, 7 Tons Approximately</i>						
Air Handler/Cool/Ht	30%			2033	\$1,347,300	1	\$44,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Units Serving Armory Track Space, Chilled Water Coils, No Heat.</i>						
Fan Coil - 2 Pipe	30%			2033	\$2,118,200	1	\$23,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Homeless Service Space Sleeping Units</i>						
		<i>Explanation : Variable Refrigerant Flow (VRF) Indoor Units</i>						
No Component	35%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2028	\$33,500	2	\$8,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit, 7 Tons Approximately, Condensing Unit, Connected To Air Handling Unit In Armory Track Space Mechanical Area</i>						
Water Cooling Tower	25%			2031	\$292,300	2	\$59,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$92,500	
No Component	30%							
Exhaust Fans								
Interior	50%			2033	\$513,200	2	\$3,600	
Roof	13%			2033	\$58,400	2	\$900	
Wall Unit	2%			2033	\$2,000	2	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof - Chiller Mechanical Room</i>						
		<i>Explanation : Location Observed</i>						
No Component	35%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

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) Submersible	20%			2028	\$1,400	4	\$1,000	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - New Classrooms Mechanical Room</i>								
No Component	80%							
Sewage Ejector(s) Electric	100%			2028	\$121,200	4	\$9,400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Pump Rooms, Two Duplex Sets</i>								
Backflow Preventer Generic	100%			2028	\$103,400	1	\$14,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2043	**	1-5	\$123,900	
Sprinkler Generic	100%			2043	**	1-2	\$66,400	
Fire Pump Generic	100%			2036	**	1	\$44,300	

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : FRANKLIN WOMENS SHELTER
Address : 1122 FRANKLIN AVENUE @ E. 166 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0041.000 / 1940 **Yr Built/Renovated** : 1919 / 2001
Area Sq Ft : 141,400 **Project Type** : HOMELESS SERVICES
Date of Survey : 24-Mar-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2613 **Lot** : 1 **BIN** : 2004260

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$6,086,900	\$294,800
Interior Architecture	\$1,160,400	\$205,400
Electrical	\$628,400	\$1,276,200
Mechanical	\$865,800	\$571,400
Total	\$8,741,500	\$2,347,700
Importance Code A	\$6,086,900	\$346,300
Importance Code B	\$2,518,400	\$2,001,400
Importance Code C	\$136,200	
Total	\$8,741,500	\$2,347,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$22,800			\$6,000
Interior Architecture	\$91,900	\$7,400	\$8,000	\$8,000
Electrical	\$30,900	\$15,100	\$14,700	\$14,100
Mechanical	\$78,300	\$29,700	\$53,200	\$54,300
Site Pavements	\$71,800			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$300,700	\$57,100	\$80,900	\$87,300
Importance Code A	\$36,800	\$14,100	\$14,300	\$20,100
Importance Code B	\$206,700	\$38,900	\$66,600	\$67,200
Importance Code C	\$57,200	\$4,200		
Total	\$300,700	\$57,100	\$80,900	\$87,300



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DEPT. OF HOMELESS SERVICES - 071
FRANKLIN WOMENS SHELTER
Asset # : 1940

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$148,300	LIFE	**	5	\$84,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Graffiti, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Franklin Avenue</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Facades</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Facade On Franklin Avenue Into Lobby And Basement</i>								
Masonry: Brownstone	20%	Now	\$5,430,700	LIFE	**	5	\$42,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations, Base Of Building</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Main Entry</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Above Main Entrance On Franklin Avenue</i>								
Masonry: Brownstone	39%			LIFE	**	5	\$81,900	
Slate Panels	11%	0-2	\$256,300	LIFE	**	5	\$23,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	70%			2048	**	5	\$11,900	
Aluminum	10%	Now	\$17,400	2040	**	5	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Screens At Tower Floors</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Tower Floors</i>								
<i>Explanation : Bird Contamination</i>								
Bronze/Brass	5%			2040	**	5	\$5,300	
Metal Clad	15%	2-4	\$2,700	2040	**	5	\$8,000	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Drill Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Drill Floor</i>								
<i>Explanation : Copper Windows</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$35,300	
Masonry: Brownstone	10%			LIFE	**	5	\$9,500	

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DEPT. OF HOMELESS SERVICES - 071
FRANKLIN WOMENS SHELTER
Asset # : 1940

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								
Roof								
Modified Bitumen	35%			2037	**	10	\$60,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fourth Floor Roof</i>								
<i>Explanation : No Access, No Leaks Below</i>								
Single Ply Membrane	50%	0-2	\$190,800	2037	**			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Drill Roof, Walking Pads Scattered Throughout</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Drill Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Drill Roof Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Drill Roof, West Side</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Drill Roof</i>								
Skylight, Metal/Glass	15%			2052	**	10	\$86,900	
Soffits								
Masonry: Brick	20%			LIFE	**	5		
Masonry: Brownstone	80%			LIFE	**	5		
<i>Efflorescence, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Entry, South Entry</i>								
Interior								

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DEPT. OF HOMELESS SERVICES - 071
FRANKLIN WOMENS SHELTER
Asset # : 1940

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	44%			LIFE	**	5	\$205,400	
Ceramic Tile	2%	Now	\$103,200	2047	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lobby, Showers</i>								
Ceramic Tile	3%			2041	**	5	\$6,400	
Panel/Paver: Cer/Brk	5%			2040	**	5	\$24,000	
Quarry Tile	5%			2037	**	5	\$16,000	
Steel Plate	1%	Now	\$6,300	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Boiler Room, Bottom Stair</i>								
Vinyl Tile	15%	Now	\$284,300	2042	**	3	\$12,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Hallways And Storage Area</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Room 402</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%			2037	**	3	\$16,000	
Wood	10%	Now	\$409,200	2072	**	5	\$20,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor, Drill Floor Balcony, Boiler Room</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor, Drill Floor Balcony, Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gas Meter Room</i>								
<i>Explanation : Debris Throughout</i>								

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**DEPT. OF HOMELESS SERVICES - 071
FRANKLIN WOMENS SHELTER
Asset # : 1940**

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	
<i>Interior</i>								
<i>Interior Walls</i>								
Cast Stone/Terra Cotta	5%			LIFE	**			
Ceramic Tile	5%			2041	**	5	\$8,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,300	
Gypsum Board	30%			LIFE	**	5	\$30,000	
Masonry: Brick	20%	Now	\$136,200	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Drill Floor Balcony East Facade, M1 Shift Office</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Drill Floor Balcony East Facade, M1 Shift Office</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Drill Floor Balcony East Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Drill Floor Balcony East Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Drill Floor Balcony East Facade, M1 Shift Office</i>								
Plaster	35%	Now	\$30,400	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor Storage</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 5th Floor Storage</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor Storage</i>								

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DEPT. OF HOMELESS SERVICES - 071
FRANKLIN WOMENS SHELTER
Asset # : 1940

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	10%			2045	**	5	\$21,300	
AcousTileSusp.Lay-In	1%	0-2	\$800	2045	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Level Kitchen</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Corridor</i>								
Exposed Struc: Concrete	10%	Now	\$171,300	LIFE	**	5	\$3,300	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Area In And Next To Generator Room</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Area In And Next To Generator Room</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Storage Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Level Storage Next To Generator</i>								
Exposed Struc: Steel	40%			LIFE	**			
Exposed Struc: Wood	18%	Now	\$56,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Drill Room Ceiling</i>								
Masonry: Vault Struct	5%			LIFE	**			
Plaster	4%	Now	\$27,800	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
Plaster	12%			LIFE	**	5	\$16,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$45,000	2037	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Masonry: Granite	100%	Now	\$26,800	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Exterior Brownstone Stairs</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Brownstone Stairs</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Exterior Stairs</i>								
<i>Explanation : Actually Brownstone</i>								

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DEPT. OF HOMELESS SERVICES - 071
FRANKLIN WOMENS SHELTER
Asset # : 1940

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	95%			2032	\$48,900	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere And Two 1,600 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	5%			2032	\$2,600	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Fire Pump</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	\$104,500	5	\$300	
Molded Case Bkrs	50%			2032	\$104,500	5	\$1,900	
Raceway								
Conduit	100%			2032	\$190,700	1		
Panelboards								
Fused Disc Sw	5%			2031	\$10,700	5	\$200	
Molded Case Bkrs	95%			2031	\$203,200	5	\$3,500	
Wiring								
Braided Cloth	50%	2-4	\$145,300	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2032	\$145,300	1		
Motor Controllers								
Locally Mounted	100%			2030	\$476,400	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%	2-4	\$11,100	LIFE	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$43,500	
Generators								
Diesel	100%			2035	**	1	\$54,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 100 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$2,600	5	\$5,200	

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.

DEPT. OF HOMELESS SERVICES - 071
FRANKLIN WOMENS SHELTER
Asset # : 1940

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								
Day Tank	50%			2040	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 180 Gallons</i>						
Main Tank	50%			2035	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : One 15,000 Gallons Tank</i>						
Lighting								
Interior Lighting								
Fluorescent	30%			2037	**	10	\$39,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, Staircases, Some Bathroom, First And Second Floor</i>						
Fluorescent	10%			2027	\$232,500	10	\$13,100	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
LED	60%			2040	**			
Egress Lighting								
Emergency, Service	30%			2037	**	1		
Emergency, Service	20%			2040	**	1		
Exit, LED	15%			2067	**	1		
Exit, Service	35%			2032	\$23,100	1		
Exterior Lighting								
HID	20%			2027	\$141,400	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2027	\$28,500	1	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Generic	10%			2027	\$28,500	1	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$26,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Alarm Bells, Horns, Smoke Detectors, Manual Pull Box And Fire Alarm Panel</i>						

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DEPT. OF HOMELESS SERVICES - 071
FRANKLIN WOMENS SHELTER
Asset # : 1940

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								
Electricity	1%			2042	**	1		
Interruptible Gas/Dual Fuel	99%			2042	**	1		
Conversion Equipment								
Radiant Heater	1%			2032	\$39,800	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Shift And Generator Rooms</i>								
<i>Explanation : 5 Units</i>								
Steam Boiler	99%			2037	**	1	\$139,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units. Boilers 1 And 2 Have Plugged Tubes. 2 Plugged Tubes Each.</i>								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$7,900	
Ductwork/Diffusers	5%	Now	\$225,400	LIFE	**	2-5	\$4,000	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 1st Floor Drill Room</i>								
Steam Piping/Pump	83%	Now	\$50,800	2042	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement. Steam Return Piping Leaking</i>								
Steam Piping/Pump	2%	Now	\$500	2062	**			
<i>Insul. Deteriorating, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1st Floor Drill Room By Hv1</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
Terminal Devices								
Air Handler	15%			2032	\$431,300	1	\$13,200	
Convactor/Radiator	70%			2037	**	1	\$32,200	
Unit Heater - Steam	7%			2032	\$60,800	4	\$900	
Unit Heater - Steam	8%	Now	\$41,700	2042	**	4	\$1,000	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Drill Room Mezzanine</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Drill Room Mezzanine</i>								
<i>Explanation : 10 Units Are Not Working</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2027	\$57,900	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,500	

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DEPT. OF HOMELESS SERVICES - 071
FRANKLIN WOMENS SHELTER
Asset # : 1940

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	50%			2027	\$338,800	2	\$2,200	
Roof	50%			2037	**	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2042	**	1		
Galvanized Steel	25%			2037	**	1		
Water Heater With Tanks								
Electric	50%			2030	\$12,700	4		
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Units Capacity 80 Gallons</i>						
Electric	50%			2027	\$12,700	4		
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Units Capacity 350 Gallons</i>						
Sanitary Piping								
Cast Iron	100%	Now	\$192,500	LIFE	**	1		
		<i>Leak Evident, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2025	\$4,700	4	\$4,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Sprinkler Room</i>						
		<i>Explanation : 1 Unit</i>						
Sewage Ejector(s)								
Electric	100%			2032	\$79,400	4	\$5,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Storage Room 1</i>						
		<i>Explanation : 2 Pumps</i>						
Backflow Preventer								
No Component	50%							
Generic	50%			2037	**	1	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Serves Fire Suppression Only</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 3rd Floor</i>						
		<i>Explanation : 1 Unit, Not In Service, Not Operational, Decommissioned.</i>						
Fire Suppression								

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DEPT. OF HOMELESS SERVICES - 071
FRANKLIN WOMENS SHELTER
Asset # : 1940

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Standpipe							
	Generic	100%			2058	* *	1-5	\$74,500
	Sprinkler							
	Generic	100%			2058	* *	1-2	\$39,900
	Fire Pump							
	Generic	100%			2045	* *	1	\$26,600

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : FREEMAN HOUSES / SENECA ANNEX
Address : 999 FREEMAN STREET @ LONGFELLOW AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0065.000 / 3015 **Yr Built/Renovated** : 1919 / 2009
Area Sq Ft : 28,452 **Project Type** : HOMELESS SERVICES
Date of Survey : 07-Jul-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 3007 **Lot** : 1 **BIN** : 2010906

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$274,700	
Electrical	\$21,100	\$52,200
Mechanical	\$63,200	\$421,700
Total	\$359,000	\$473,800
Importance Code A	\$274,700	\$295,300
Importance Code B	\$84,300	\$178,600
Total	\$359,000	\$473,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$98,900			\$15,000
Interior Architecture	\$28,100	\$38,600	\$3,200	
Electrical	\$2,700	\$3,600	\$2,700	\$37,600
Mechanical	\$3,200	\$3,500	\$4,700	\$2,400
Total	\$132,900	\$45,600	\$10,600	\$54,900
Importance Code A	\$100,300	\$1,400	\$1,400	\$16,400
Importance Code B	\$8,000	\$35,600	\$9,200	\$38,500
Importance Code C	\$24,600	\$8,600		
Total	\$132,900	\$45,600	\$10,600	\$54,900



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.**

DEPT. OF HOMELESS SERVICES - 071
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

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 Iron	3%			LIFE	**			
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$17,800	
Masonry: Brick	47%	Now	\$34,400	LIFE	**	5	\$21,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$8,800	LIFE	**	5	\$1,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Sills And Trims</i>								
Metal/Glass Curt Wall	5%	Now	\$37,500	LIFE	**	5	\$4,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Stucco Cement	35%	Now	\$88,200	2038	**	5	\$19,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout, Below Window Sills</i>								
Windows								
Aluminum	90%	Now	\$117,800	2049	**	5	\$6,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	Now	\$68,800	2058	**	5	\$4,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,900	
Masonry: Brick	30%	Now	\$9,100	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Parapet</i>								
Metal Cornice	15%			2048	**	10	\$2,400	
Stucco Cement	50%	4+	\$7,400	2046	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parapet Wall</i>								
Roof								
Modified Bitumen	97%			2038	**	10	\$12,600	
Skylight, Metal/Glass	3%			2053	**	10	\$1,300	

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DEPT. OF HOMELESS SERVICES - 071
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

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								
Soffits								
Cast in Place Concrete	10%			LIFE	**	5	\$400	
Metal Panel	90%	0-2	\$1,700	2043	**	5	\$1,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$3,500	LIFE	**	5	\$4,700	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	15%			2042	**	5	\$6,400	
Vinyl Tile	15%			2038	**	3	\$2,400	
Wood	65%			2061	**	5	\$51,900	
Interior Walls								
Ceramic Tile	25%			2036	**	5	\$17,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,400	
Gypsum Board	50%			LIFE	**	5	\$20,700	
Masonry: Brick	5%			LIFE	**			
Plaster	15%	Now	\$24,600	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staircase Between 4th And 5th Floor At Window</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staircase Wall Facing Exterior</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2046	**	5	\$6,400	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	60%			LIFE	**	5	\$31,900	
Plaster	20%			LIFE	**	5	\$5,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	**			
Retaining Walls								
Cast in Place Concrete	100%			2053	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	**			
On-Site Walkways								
Cast in Place Concrete	100%			2038	**			

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.
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DEPT. OF HOMELESS SERVICES - 071
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

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%			2043	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Amperes And One 600 Amperes Main Service Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	**	5	\$100	
Raceway								
Conduit	100%			2043	**	1		
Panelboards								
Fused Disc Sw	2%			2041	**	5		
Molded Case Bkrs	98%			2041	**	5	\$700	
Wiring								
Thermoplastic	100%			2043	**	1		
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$21,100	10	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	90%			2038	**	10	\$23,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2041	**			
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$3,400	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
HID	15%			2038	**	10		
HID	5%			2028	\$6,500	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	\$52,200	1	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : Cctv Surveillance Cameras</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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DEPT. OF HOMELESS SERVICES - 071
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

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
Fire Suppression	Sprinkler								
	No Component	95%							
	Generic	5%			2043	**	1-2	\$400	

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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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : GEORGE DALY HOUSE
Address : 269 EAST 4TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0096.000 / 14741 **Yr Built/Renovated** : 1925 /
Area Sq Ft : 30,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 22-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 387 **Lot** : 49 **BIN** : 1004651

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$471,700	
Interior Architecture		\$1,072,400
Electrical	\$178,300	\$646,500
Mechanical		\$309,300
Total	\$650,000	\$2,028,200
Importance Code A	\$471,700	
Importance Code B	\$178,300	\$2,028,200
Total	\$650,000	\$2,028,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$84,200			\$7,400
Interior Architecture	\$44,600	\$2,000	\$7,600	
Electrical	\$7,800	\$5,000	\$5,800	\$16,000
Mechanical	\$17,200	\$9,300	\$12,300	\$80,900
Site Enclosure	\$3,300	\$300		
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$161,100	\$20,400	\$29,700	\$108,300
Importance Code A	\$85,700	\$1,500	\$1,500	\$8,900
Importance Code B	\$52,300	\$18,700	\$28,200	\$99,400
Importance Code C	\$23,100	\$300		
Total	\$161,100	\$20,400	\$29,700	\$108,300



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.**

DEPT. OF HOMELESS SERVICES - 071
GEORGE DALY HOUSE
Asset # : 14741

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%	2-4	\$108,100	LIFE	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rear Facade And Near Downspout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade Window Lintels</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 25%</i>								
<i>Location : Front Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Facade</i>								
Masonry: Brick	20%			LIFE	**	5	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	25%			LIFE	**	5	\$13,400	
Masonry: Granite	5%	Now	\$20,700	LIFE	**	5	\$2,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade At Building Base</i>								
Masonry: Limestone	12%	Now	\$99,300	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade Cornice</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Metal Panel	5%			2053	**	5-10	\$18,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Bulkhead</i>								
<i>Explanation : Metal Siding</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$5,200	
Stucco Cement	5%	4+	\$7,400	2046	**	5	\$3,400	
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	100%	0-2	\$28,400	2049	**	5	\$6,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 3rd Floor Room 3J And 3L</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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DEPT. OF HOMELESS SERVICES - 071
GEORGE DALY HOUSE
Asset # : 14741

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								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Covered With Metal Panels</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Covered With Metal Coping</i>								
Roof								
Modified Bitumen	98%	Now	\$264,300	2043	**			1
<i>Debris Present, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Sand Bags Throughout On Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	2%	Now	\$27,700	2053	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Stair</i>								
Soffits								
Stucco Cement	100%			2038	**	5	\$4,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,600	
Ceramic Tile	10%			2042	**	5	\$5,300	
Quarry Tile	5%			2046	**	5	\$4,000	
Vinyl Tile	75%			2033		3	\$14,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	75%			LIFE	**	5	\$21,800	
Plaster	20%	Now	\$23,100	LIFE	**	5	\$2,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dining Room In Basement, Room 4d, 4th Floor Corridor Ceiling, Stair B</i>								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$21,500	2046	**	5	\$6,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fourth Floor Corridor</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$400	
Gypsum Board	70%			LIFE	**	5	\$46,400	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2046	**	5-10	\$400	
Chain Link	95%			2053	**			

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DEPT. OF HOMELESS SERVICES - 071
GEORGE DALY HOUSE
Asset # : 14741

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%	4+	\$3,300	2068		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046		**		
On-Site Walkways								
Cast in Place Concrete	100%			2038		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Yard</i>								
Parking/Driveway								
Asphalt	100%			2042		**		
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	\$14,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$95,300	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 Vertical Sections</i>								
Raceway								
Conduit	100%			2033	\$40,300	1		
Panelboards								
Molded Case Bkrs	100%			2032	\$39,000	5	\$800	
Wiring								
Thermoplastic	100%			2033	\$56,900	1		
Motor Controllers								
Locally Mounted	100%			2031	\$86,800	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$400
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	\$6,400	1	\$9,200	

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DEPT. OF HOMELESS SERVICES - 071
GEORGE DALY HOUSE
Asset # : 14741

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								
Generators								
Diesel	100%			2029	\$64,500	1	\$11,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$1,100	
Fuel Storage								
Day Tank								
	50%			2032	\$12,500	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Gallon Capacity</i>								
Main Tank								
	50%			2036	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	50%			2033	\$222,900	10	\$13,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent								
	10%			2033	\$44,600	10	\$2,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent								
	40%			2028	\$178,300	10	\$11,000	
<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bedrooms</i>								
Egress Lighting								
Emergency, Service								
	50%			2033	\$9,000	1		
Exit, Service								
	50%			2033	\$6,300	1		
Exterior Lighting								
LED								
	20%			2041	**			
No Component								
	80%							
Alarm								
Security System								
Generic								
	100%			2038	**	1	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras And Panic Doors</i>								
Fire/Smoke Detection								
Generic, Digital								
	100%			2033	\$75,600	1-3	\$18,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors And Alarm Bells</i>								

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DEPT. OF HOMELESS SERVICES - 071
GEORGE DALY HOUSE
Asset # : 14741

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%			2038	**	1	\$14,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$2,200	
Terminal Devices								
Convactor/Radiator	90%			2038	**	1	\$8,700	
Fan Coil Unit/Heat	10%			2033	\$72,600	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Split Unit	20%			2033	\$139,200			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Units For Lobby Area</i>								
Window/Wall Unit	15%			2028	\$16,700	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,700	
Exhaust Fans								
Interior	75%			2033	\$97,500	2	\$700	
Roof	25%			2033	\$14,200	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	**	1		
Water Heater With Tanks								
Gas Fired	100%			2028	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2028	\$15,300	4	\$1,200	
Backflow Preventer								
Generic	100%			2033	\$13,100	1	\$1,800	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPT. OF HOMELESS SERVICES - 071
GEORGE DALY HOUSE
Asset # : 14741

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 : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression	Sprinkler							
	Generic	100%			2043		**	\$8,400
<i>Special/Chemical System, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sprinklers Provided In Kitchen Area. 12 X 3 Feet With Wet Chemical System</i>								
Fire Pump	Generic	100%			2029	\$28,000	1	\$5,600
Chemical System	Generic	100%			2028	\$15,900	1-3	\$80,900

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : HARLEM ONE MENS RESIDENCE
Address : 2960 FREDRICK DOUGLASS BLVD. @W. 155 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0033.000 / 1958 **Yr Built/Renovated** : 1954 / 2009
Area Sq Ft : 43,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 01-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2105 **Lot** : 1 **BIN** : 1076737

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$82,200	
Electrical	\$68,400	\$327,500
Mechanical	\$61,100	\$2,103,700
Site Pavements	\$76,800	
Total	\$288,500	\$2,431,200
Importance Code A	\$82,200	\$366,100
Importance Code B	\$129,500	\$2,065,100
Importance Code C	\$76,800	
Total	\$288,500	\$2,431,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$49,400			
Interior Architecture	\$66,100		\$1,000	\$4,500
Electrical	\$36,400	\$1,400	\$20,900	\$1,000
Mechanical	\$52,500	\$14,500	\$88,300	\$15,800
Site Enclosure	\$1,200			
Site Pavements	\$29,200			
Total	\$234,900	\$15,900	\$110,200	\$21,400
Importance Code A	\$53,700	\$4,300	\$4,400	\$4,300
Importance Code B	\$144,800	\$11,700	\$105,800	\$17,100
Importance Code C	\$36,400			
Total	\$234,900	\$15,900	\$110,200	\$21,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
HARLEM ONE MENS RESIDENCE
Asset # : 1958

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	10%			LIFE	**	5	\$16,000	
Masonry: Brick	87%			LIFE	**	5	\$27,900	
Masonry: Limestone	3%			LIFE	**	5	\$700	
Windows								
Aluminum	100%	0-2	\$36,800	2048	**	5	\$7,900	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Training Room</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$4,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$2,900	
Roof								
Copper/Terne	3%			2060	**	10	\$1,900	
Modified Bitumen	95%	4+	\$12,700	2037	**			
<i>Ponding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	2%	Now	\$82,200	2062	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	10%	Now	\$14,600	2041	**	5	\$2,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets And Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets, Showers and Kitchen</i>								
Terrazzo	20%			LIFE	**	5	\$8,300	
Vinyl Tile	68%	0-2	\$19,500	2037	**	3	\$13,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor Training Room</i>								
Wood	2%			2047	**	5	\$2,000	
Interior Walls								
Ceramic Tile	10%	Now	\$15,400	2041	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets, Showers and Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets, Showers and Kitchen</i>								
Concrete Masonry Unit	70%			LIFE	**	5	\$16,000	
Gypsum Board	20%			LIFE	**	5	\$6,900	

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DEPT. OF HOMELESS SERVICES - 071
HARLEM ONE MENS RESIDENCE
Asset # : 1958

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								
AcousTile,Adhered	20%	Now	\$16,700	2037	**	5	\$5,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Cafeteria</i>								
Exposed Struc: Concrete	80%			LIFE	**	5	\$6,600	
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%	4+	\$1,200	2037	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Chain Link	50%			2042	**			
Iron Picket	40%			2052	**			
Retaining Walls								
Masonry: Brick	100%			2042	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$11,100	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Cheek Wall Of Front Entrance Ramp, Side And Rear Yard Walkways</i>								
Parking/Driveway								
Asphalt	70%	4+	\$8,700	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Side Parking Area</i>								
Cast in Place Concrete	30%	Now	\$76,800	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Front Parking Area</i>								
Activity Yard								
Asphalt	50%	0-2	\$3,600	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard Basketball Courts</i>								
Cast in Place Concrete	50%	0-2	\$5,700	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Side 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								
Service Equipment								
Fused Disc Sw	100%			2032	\$22,100	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								

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DEPT. OF HOMELESS SERVICES - 071
HARLEM ONE MENS RESIDENCE
Asset # : 1958

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								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	\$127,000	5	\$200	
Raceway								
Conduit	95%			2032	\$55,800	1		
Conduit	5%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2031	\$2,900	5	\$100	
Fused Toggle Switch	60%	2-4	\$35,100	2057	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	20%			2031	\$11,700	5	\$200	
Molded Case Bkrs	15%			2040	**	5	\$200	
Wiring								
Braided Cloth	80%	0-2	\$68,400	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2042	**	1		
Motor Controllers								
Locally Mounted	100%			2030	\$144,700	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	30%			2037	**	10	\$11,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Offices</i>								
LED	70%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2032	\$35,200	10	\$5,200	
Exit, Service	50%			2032	\$9,100	1		
Exterior Lighting								
HID	20%			2032	\$39,200	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2027	\$7,900	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Public Spaces And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Generic	10%			2032	\$7,900	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exit Doors, Offices And Hallways</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</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.

DEPT. OF HOMELESS SERVICES - 071
HARLEM ONE MENS RESIDENCE
Asset # : 1958

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$32,500

1-3

\$8,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns**And Fire Alarm Panel*

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

Heating

Energy Source

Fuel Oil No 2

100%

2042

* *

5

\$13,300

Conversion Equipment

Steam Boiler

100%

2030

\$366,100

1

\$42,600

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boilers**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Central Plant Steam

100%

2032

\$1,180,900

4

\$2,100

Piping/Pmp

Terminal Devices

Air Handler

25%

2037

* *

1

\$6,700

Convactor/Radiator

75%

2030

\$257,600

1

\$10,400

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Exterior Pkg Unit -

Cooling

10%

2040

* *

2

\$300

Split Unit

30%

2032

\$299,200

*Other Observation, Extent : Light, Area Affected : 30%**Location : Adjacent Of Building**Explanation : 3 Units*

Window/Wall Unit

25%

2025

\$39,800

1

No Component

35%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$24,000

Exhaust Fans

Interior

25%

2032

\$46,600

2

\$300

Roof

75%

2027

\$61,100

2

\$1,000

Plumbing

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

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

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

DEPT. OF HOMELESS SERVICES - 071
HARLEM ONE MENS RESIDENCE
Asset # : 1958

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing							
H/C Water Piping Galvanized Steel	100%		2037	**	1		
Water Heater With Tanks Oil Fired	50%		2027	\$43,100	1		
No Component	50%						
HW Heat Exchanger Steam Fired	50%		2042	**	4	\$3,200	
No Component	50%						
Sanitary Piping Cast Iron	100%		LIFE	**	1		
Storm Drain Piping Cast Iron	100%		LIFE	**	1		
Sump Pump(s) Non-Submersible	100%		2032	\$8,400	4	\$900	
Sewage Ejector(s) Electric	100%		2032	\$22,000	4	\$1,700	
Backflow Preventer Generic	100%		2032	\$18,800	1	\$2,600	
Fixtures Generic	100%						
Fire Suppression							
Sprinkler Generic	100%		2042	**	1-2	\$12,000	
Chemical System Generic	100%		2027	\$15,900	1-3	\$74,400	

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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : HELP SEC - COTTAGE #1
Address : 124 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0090.000 / 14721 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 08-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088088

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$57,900
Mechanical	\$118,900	\$153,900
Total	\$118,900	\$211,700
Importance Code B	\$118,900	\$211,700
Total	\$118,900	\$211,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$83,800	\$1,000		\$32,700
Interior Architecture	\$2,700	\$1,800	\$1,100	\$2,600
Electrical	\$1,200	\$1,400	\$1,300	\$16,300
Mechanical	\$900	\$800	\$1,800	\$43,600
Total	\$88,500	\$5,100	\$4,300	\$95,200
Importance Code A	\$83,800	\$1,000		\$32,700
Importance Code B	\$4,700	\$4,100	\$3,600	\$62,500
Importance Code C			\$700	
Total	\$88,500	\$5,100	\$4,300	\$95,200



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.

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #1
Asset # : 14721

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	2%			LIFE	**	5	\$1,200	
Masonry: Brick Cavity	93%	2-4	\$48,100	LIFE	**	5	\$11,300	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Walls</i>								
Window Wall	5%			2053	**	5	\$2,300	
Windows								
Aluminum	98%			2041	**	5	\$1,900	
Metal Louvers	2%			2042	**	10	\$200	
Roof								
Single Ply Membrane	95%			2038	**	10	\$31,500	
Skylight, Plastic	5%	Now	\$35,700	2038	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2042	**	5	\$900	
Quarry Tile	10%	4+	\$2,700	2038	**	5	\$1,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corridor Near Entrance</i>								
Vinyl Tile	80%			2038	**	3	\$5,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
Metal Panel	60%			LIFE	**	5	\$13,200	
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2038	**	5-10		
Chain Link	90%			2043	**			
Site Pavements								
On-Site Walkways								
Asphalt	20%			2036	**			
Cast in Place Concrete	80%			2046	**			
Activity Yard								
Asphalt	100%			2042	**			

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	

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.

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #1
Asset # : 14721

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%			2033	\$7,400	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Ampere Main Disconnect Switch</i>							
<hr/>								
Transformers								
Dry Type	100%			2031	\$26,100	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 112.5 Kilovolt Amperes, 480 High Voltage 208/120 Low Voltage</i>							
<hr/>								
Raceway								
Conduit	5%			2053	**	1		
Conduit	95%			2033	\$15,000	1		
<hr/>								
Panelboards								
Fused Disc Sw	4%			2032	\$1,600	5		
Fused Disc Sw	1%			2049	**	5		
Molded Case Bkrs	95%			2032	\$37,000	5	\$300	
<hr/>								
Wiring								
Thermoplastic	95%			2033	\$18,500	1		
Thermoplastic	5%			2043	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2031	\$57,900	5	\$100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	98%			2038	**	10	\$11,100	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Incandescent	2%			2028	\$4,100	2		
<hr/>								
Egress Lighting								
Emergency, Service	60%			2038	**	1		
Exit, Service	40%			2033	\$2,100	1		
<hr/>								
Exterior Lighting								
LED	20%			2041	**			
No Component	80%							
<hr/>								
Alarm								
Security System								
Generic	100%			2038	**	1	\$4,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Inside And Outside</i>							
	<i>Explanation : CCTV Surveillance Camera</i>							
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$7,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Manual Pull Box Station And Fire Alarm Panel</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.

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #1
Asset # : 14721

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source Plant Campus Steam / PRV	100%			2053	**	1	
Terminal Devices Convactor/Radiator	100%			2038	**	1	\$4,000
Air Conditioning							
Energy Source Electricity	100%			2041	**	1	
Conversion Equipment Exterior Pkg Unit - Cooling No Component	90%			2028	\$118,900	2	\$700
	10%						
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900
Exhaust Fans Interior Roof	80%			2028	\$42,800	2	\$300
	20%			2033	\$4,700	2	\$100
Plumbing							
H/C Water Piping Galvanized Steel	100%			2031	\$153,900	1	
Water Heater With Tanks Electric	100%			2032	\$23,100	4	
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Fixtures Generic	100%						
Fire Suppression							
Sprinkler Generic	100%			2043	**	1-2	\$3,500

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : HELP SEC - COTTAGE #2
Address : 125 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0091.000 / 14722 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 08-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088089

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$631,300	
Electrical		\$57,900
Mechanical	\$187,000	\$492,800
Total	\$818,300	\$550,700
Importance Code A	\$631,300	
Importance Code B	\$187,000	\$550,700
Total	\$818,300	\$550,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$35,700			\$1,100
Interior Architecture	\$1,700	\$1,800	\$1,100	\$1,400
Electrical	\$1,200	\$1,400	\$1,300	\$12,300
Mechanical	\$17,900	\$900	\$1,900	\$48,400
Total	\$56,500	\$4,200	\$4,400	\$63,200
Importance Code A	\$35,700			\$1,200
Importance Code B	\$20,800	\$4,200	\$3,700	\$62,000
Importance Code C			\$700	
Total	\$56,500	\$4,200	\$4,400	\$63,200



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.**

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #2
Asset # : 14722

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	2%			LIFE	**	5	\$1,200	
Masonry: Brick Cavity	93%			LIFE	**	5	\$11,300	
Window Wall	5%			2053	**	5	\$2,300	
Windows								
Aluminum	98%			2049	**	5	\$1,900	
Metal Louvers	2%			2042	**	10	\$200	
Roof								
Single Ply Membrane	95%	Now	\$631,300	2043	**			1
<i>Blisters, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Main Roof Area</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor Ceiling</i>								
Skylight, Plastic	5%	Now	\$35,700	2038	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2042	**	5	\$900	
Quarry Tile	10%			2038	**	5	\$2,800	
Vinyl Tile	80%			2038	**	3	\$5,500	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$1,400	
Concrete Masonry Unit	95%			LIFE	**	5	\$10,400	
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$1,700	2038	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Corridors To Rooms</i>								
Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
Metal Panel	60%			LIFE	**	5	\$13,200	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			

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.

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #2
Asset # : 14722

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%			2033	\$7,400	5	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : One 400 Ampere Main Disconnect Switch</i>						
<hr/>							
Transformers							
Dry Type	100%			2031	\$26,100	5	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : On 112.5 Kilovolts Amperes, 480 High Voltage 208/120 Low Voltage</i>						
<hr/>							
Raceway							
Conduit	95%			2033	\$15,000	1	
Conduit	5%			2053	**	1	
<hr/>							
Panelboards							
Fused Disc Sw	4%			2032	\$1,600	5	
Fused Disc Sw	1%			2049	**	5	
Molded Case Bkrs	95%			2032	\$37,000	5	\$300
<hr/>							
Wiring							
Thermoplastic	95%			2033	\$18,500	1	
Thermoplastic	5%			2053	**	1	
<hr/>							
Motor Controllers							
Locally Mounted	100%			2031	\$57,900	5	\$100
<hr/>							
Lighting							
Interior Lighting							
Fluorescent	98%			2038	**	10	\$11,100
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Throughout The Building</i>						
LED	2%			2041	**		
<hr/>							
Egress Lighting							
Emergency, Service	60%			2038	**	1	
Exit, Service	40%			2033	\$2,100	1	
<hr/>							
Exterior Lighting							
LED	20%			2041	**		
No Component	80%						
<hr/>							
Alarm							
Security System							
Generic	100%			2038	**	1	\$4,600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Inside And Outside</i>						
	<i>Explanation : CCTV Surveillance Camera</i>						
<hr/>							
Fire/Smoke Detection							
Generic, Digital	100%			2038	**	1-3	\$7,600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Throughout The Building</i>						
	<i>Explanation : Strobe Lights, Alarm Bell, Horns, Manual Pull Stations, Smoke Detectors And Fire Alarm Panel</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.

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #2
Asset # : 14722

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							
	Plant Campus Steam / PRV	100%			2053	**	1	
	Distribution							
	Central Plant Steam Piping/Pmp	100%	0-2	\$16,900	2033	\$338,900	4	\$600
				<i>Corroded, Extent : Moderate, Area Affected : 5% Location : 1st Floor. Corroded Circulating Pump</i>				
	Terminal Devices							
	Air Handler	30%			2028	\$68,000	1	\$2,300
	Convactor/Radiator	70%			2038	**	1	\$2,800
Air Conditioning								
	Energy Source							
	Electricity	100%			2041	**	1	
	Conversion Equipment							
	Exterior Pkg Unit - Cooling	90%			2028	\$118,900	2	\$700
	No Component	10%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900
	Exhaust Fans							
	Interior	80%			2028	\$42,800	2	\$300
	Roof	20%			2028	\$4,700	2	\$100
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2031	\$153,900	1	
	Water Heater With Tanks							
	Electric	100%			2032	\$23,100	4	
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2043	**	1-2	\$3,500

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

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

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : HELP SEC - COTTAGE #3
Address : 126 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0092.000 / 14723 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 08-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088090

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$57,900
Mechanical	\$59,500	\$679,800
Total	\$59,500	\$737,700
Importance Code B	\$59,500	\$737,700
Total	\$59,500	\$737,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,300	\$1,000		\$32,700
Interior Architecture	\$2,700	\$1,800	\$1,100	\$2,600
Electrical	\$1,200	\$1,400	\$1,300	\$12,300
Mechanical	\$68,700	\$800	\$2,100	\$48,300
Site Pavements	\$600			
Total	\$91,300	\$5,100	\$4,500	\$95,800
Importance Code A	\$18,300	\$1,000		\$32,700
Importance Code B	\$72,500	\$4,100	\$3,800	\$63,100
Importance Code C	\$600		\$700	
Total	\$91,300	\$5,100	\$4,500	\$95,800



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.**

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #3
Asset # : 14723

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	2%			LIFE	**	5	\$1,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various</i>								
Masonry: Brick	93%	4+	\$18,200	LIFE	**	5	\$11,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Window Lintel At Front Elevation</i>								
Window Wall	5%			2053	**	5	\$2,300	
Windows								
Aluminum	98%			2041	**	5	\$1,900	
Metal Louvers	2%	4+	\$100	2036	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
Roof								
Single Ply Membrane	95%			2038	**	10	\$31,500	
Skylight, Plastic	5%			2038	**	1		
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2042	**	5	\$900	
Quarry Tile	10%	4+	\$2,700	2038	**	5	\$1,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	80%			2038	**	3	\$5,500	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$1,400	
Concrete Masonry Unit	93%			LIFE	**	5	\$10,100	
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
Metal Panel	60%			LIFE	**	5	\$13,200	
Site Pavements								
On-Site Walkways								
Asphalt	5%			2042	**			
Cast in Place Concrete	95%	4+	\$600	2046	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Entrance</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.

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #3
Asset # : 14723

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%			2033	\$7,400	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2031	\$26,100	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kilovolts Amperes, 480 High Voltage 208/120 Low Voltage</i>								
Raceway								
Conduit	95%			2033	\$15,000	1		
Conduit	5%			2053	**	1		
Panelboards								
Fused Disc Sw	4%			2032	\$1,600	5		
Fused Disc Sw	1%			2041	**	5		
Molded Case Bkrs	95%			2032	\$37,000	5	\$300	
Wiring								
Thermoplastic	95%			2033	\$18,500	1		
Thermoplastic	5%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2031	\$57,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	98%			2038	**	10	\$11,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2041	**			
Egress Lighting								
Emergency, Service	60%			2038	**	1		
Exit, Service	40%			2033	\$2,100	1		
Exterior Lighting								
LED	20%			2041	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2038	**	1	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</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.

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #3
Asset # : 14723

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									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	**	1-2	\$3,500	

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : HELP SEC - COTTAGE #4
Address : 127 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0093.000 / 14724 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 08-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088091

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$423,600
Electrical		\$57,900
Mechanical	\$127,500	\$272,800
Total	\$127,500	\$754,300
Importance Code B	\$127,500	\$754,300
Total	\$127,500	\$754,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$17,800	\$400		\$32,700
Interior Architecture	\$21,200		\$1,100	\$5,300
Electrical	\$1,200	\$1,400	\$1,300	\$12,300
Mechanical	\$17,700	\$800	\$2,100	\$48,300
Total	\$57,900	\$2,600	\$4,500	\$98,500
Importance Code A	\$17,800	\$400		\$32,700
Importance Code B	\$40,000	\$2,300	\$3,800	\$65,800
Importance Code C			\$700	
Total	\$57,900	\$2,600	\$4,500	\$98,500



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.**

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #4
Asset # : 14724

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	2%			LIFE	**	5	\$1,200	
Masonry: Brick	93%			LIFE	**	5	\$11,300	
Window Wall	5%			2053	**	5	\$2,300	
Windows								
Aluminum	97%			2049	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Window Heads</i>								
<i>Explanation : Rusting Lintels</i>								
Metal Louvers	3%			2036	**	10	\$400	
Roof								
Single Ply Membrane	95%			2038	**	10	\$31,500	
Skylight, Plastic	5%	Now	\$17,800	2038	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2042	**	5	\$900	
Quarry Tile	5%			2038	**	5	\$1,400	
Vinyl Tile	85%	4+	\$21,200	2033	\$423,600	3	\$5,900	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 1st Floor</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
Metal Panel	60%			LIFE	**	5	\$13,200	
Site Pavements								
On-Site Walkways								
Asphalt	90%			2036	**			
Cast in Place Concrete	10%			2038	**			

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.

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #4
Asset # : 14724

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%			2033	\$7,400	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
<hr/>								
Transformers Dry Type	100%			2031	\$26,100	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kilovolts Amperes, 480 High Voltage 208/120 Low Voltage</i>								
<hr/>								
Raceway								
Conduit	5%			2053	**	1		
Conduit	95%			2033	\$15,000	1		
<hr/>								
Panelboards								
Fused Disc Sw	4%			2032	\$1,600	5		
Fused Disc Sw	1%			2049	**	5		
Molded Case Bkrs	95%			2032	\$37,000	5	\$300	
<hr/>								
Wiring								
Thermoplastic	95%			2033	\$18,500	1		
Thermoplastic	5%			2053	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2031	\$57,900	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	98%			2038	**	10	\$11,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2041	**			
<hr/>								
Egress Lighting								
Emergency, Service	60%			2038	**	1		
Exit, Service	40%			2033	\$2,100	1		
<hr/>								
Exterior Lighting								
LED	20%			2041	**			
No Component	80%							
<hr/>								
Alarm								
Security System								
Generic	100%			2038	**	1	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</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.

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #4
Asset # : 14724

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% 2038 * * 1-3 \$7,600

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

Location : Throughout The Building

*Explanation : Strobe Lights, Horns, Alarm Bell, Manual Pull Box Stations, Smoke Detectors
And Fire Alarm Panel*

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

Plant Campus Steam /
PRV

100% 2053 * * 1

Distribution

Central Plant Steam
Piping/Pmp

100% 0-2 \$16,900 2043 * * 4 \$600

Corroded, Extent : Moderate, Area Affected : 5%

Location : Circulating Pump Corroded

Terminal Devices

Air Handler

30% 0-2 \$68,000 2043 * * 1 \$2,100

Malfunctioning, Extent : Moderate, Area Affected : 30%

Location : First Floor. The Air Handling Unit Is Not Working

Convactor/Radiator

70% 2038 * * 1 \$2,800

Air Conditioning

Energy Source

Electricity

100% 2041 * * 1

Conversion Equipment

Exterior Pkg Unit -
Cooling

90% 0-2 \$59,500 2033 \$118,900 2 \$500

Malfunctioning, Extent : Severe, Area Affected : 100%

Location : Roof. The Air Condition Unit Is Not Working

No Component

10%

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$6,900

Exhaust Fans

Interior

80% 2028 \$42,800 2 \$300

Roof

20% 2028 \$4,700 2 \$100

Plumbing

H/C Water Piping

Galvanized Steel

100% 2031 \$153,900 1

Water Heater With Tanks

Electric

100% 2032 \$23,100 4

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.*

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #4
Asset # : 14724

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									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	**	1-2	\$3,500	

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : HELP SEC - MAIN BLDG.
Address : 111 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0089.000 / 14720 **Yr Built/Renovated** : 1955 / 1985
Area Sq Ft : 68,087 **Project Type** : HOMELESS SERVICES
Date of Survey : 08-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 1819 **Lot** : 10 **BIN** : 1088087

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,283,100	\$234,500
Interior Architecture	\$353,800	
Electrical	\$428,400	\$960,500
Mechanical	\$603,300	\$2,654,700
Site Enclosure	\$457,200	
Total	\$4,125,900	\$3,849,700
Importance Code A	\$2,283,100	\$234,500
Importance Code B	\$1,385,500	\$3,615,200
Importance Code C	\$457,200	
Total	\$4,125,900	\$3,849,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$9,600			
Interior Architecture	\$73,100			\$8,900
Electrical	\$65,400	\$11,400	\$13,200	\$29,200
Mechanical	\$72,600	\$9,700	\$32,300	\$68,300
Site Enclosure	\$29,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$254,000	\$25,000	\$49,500	\$110,400
Importance Code A	\$9,600			\$100
Importance Code B	\$215,100	\$25,000	\$49,500	\$110,200
Importance Code C	\$29,300			
Total	\$254,000	\$25,000	\$49,500	\$110,400



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.**

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - MAIN BLDG.
Asset # : 14720

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	45%	0-2	\$822,700	LIFE	**	5	\$176,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i> <i>Location : Various Locations, Front, Rear And Sides</i> <i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i> <i>Location : Rear Of Building In Courtyard Area</i> <i>Exposed Reinforcement, Extent : Severe, Area Affected : 20%</i> <i>Location : Exterior Concrete Stair Near Front Of Building, Rear Elevation And Various Locations</i> <i>Spalling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Various Locations</i>								
Masonry: Brick Cavity	55%			LIFE	**	5	\$43,000	
Windows								
Aluminum	95%			2049	**	5	\$16,800	
Metal Louvers	5%	2-4	\$9,600	2036	**			
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i> <i>Location : Penthouse Mechanical Room</i>								
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$58,600	
Roof								
Single Ply Membrane	100%	Now	\$1,460,400	2041	**			1
<i>Adhesion Failure, Extent : Severe, Area Affected : 10%</i> <i>Location : Main Roof</i> <i>Patching Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Main Roof</i> <i>Ponding, Extent : Severe, Area Affected : 20%</i> <i>Location : Main Roof</i> <i>Other Observation, Extent : Severe, Area Affected : 20%</i> <i>Location : Main Roof</i> <i>Explanation : Air Pockets</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	8%	0-2	\$33,900	LIFE	**	5	\$17,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>								
Ceramic Tile	7%	0-2	\$39,300	2042	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> <i>Location : Throughout</i>								
Quarry Tile	15%	4+	\$109,800	2046	**	5	\$11,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> <i>Location : Kitchen Area</i>								
Vinyl Tile	70%	Now	\$96,200	2038	**	3	\$26,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i> <i>Location : Throughout, Kitchen</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.

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - MAIN BLDG.
Asset # : 14720

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	10%			LIFE	**			
Concrete Masonry Unit	75%			LIFE	**	5	\$39,300	
Glass Block	5%			LIFE	**			
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$147,700	2046	**	5	\$15,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Corridor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lunchroom, Throughout</i>								
Exposed Struc: Concrete	70%			LIFE	**	5	\$11,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$457,200	2059	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Entire</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$29,300	2063	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Loading Dock Area, Garbage Collection Area</i>								
Site Pavements								
On-Site Walkways								
Asphalt	30%			2036	**			
Cast in Place Concrete	70%			2046	**			
Parking/Driveway								
Asphalt	100%			2036	**			

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	\$24,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								

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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.
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DEPT. OF HOMELESS SERVICES - 071
HELP SEC - MAIN BLDG.
Asset # : 14720

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								
Transformers								
Dry Type	100%			2031	\$26,100	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 100 Kilovolts Amperes And One 75 Kilovolts Amperes 480 High Voltage -208/120 Low Voltage</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$158,800	5	\$300	
Raceway								
Conduit	100%			2033	\$113,200	1		
Panelboards								
Fused Disc Sw	10%			2032	\$8,800	5	\$200	
Molded Case Bkrs	90%			2032	\$78,900	5	\$1,600	
Wiring								
Thermoplastic	100%			2033	\$169,800	1		
Motor Controllers								
Locally Mounted	80%			2031	\$162,100	5	\$400	
Locally Mounted	20%	Now	\$40,500	2053	**	5		
	<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Mechanical Room Penthouse</i>							
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,000	
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	\$13,400	1	\$21,000	
Generators								
Diesel	100%			2029	\$106,100	1	\$26,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One 40 Kilowatts</i>							
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$2,500	
Fuel Storage								
Day Tank	50%			2032	\$12,500	5		
Main Tank	50%			2036	**	5		
Lighting								

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DEPT. OF HOMELESS SERVICES - 071
HELP SEC - MAIN BLDG.
Asset # : 14720

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	30%			2028	\$303,500	10	\$18,700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	60%			2038	**	10	\$37,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2038	**	10	\$6,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway And Cafeteria</i>								
Egress Lighting								
Emergency, Service	40%			2028	\$16,400	1		
Emergency, Service	15%			2038	**	1		
Exit, Service	40%			2038	**	1		
Exit, Service	5%			2028	\$1,400	1		
Exterior Lighting								
LED	20%			2038	**			
No Component	80%							
Alarm								
Security System								
Generic	50%			2038	**	1	\$12,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Generic	50%			2028	\$62,400	1	\$12,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exit Doors</i>								
<i>Explanation : Intrusion Alarm</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	\$171,500	1-3	\$42,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Stations 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								
Plant Campus Steam / PRV	100%			2053	**	1		
Distribution								
Central Plant Steam Piping/Pmp	100%			2043	**	4	\$3,400	

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DEPT. OF HOMELESS SERVICES - 071
HELP SEC - MAIN BLDG.
Asset # : 14720

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	95%			2031	\$516,600	1	\$20,900	
Fan Coil Unit/Heat	5%			2028	\$82,400	1	\$1,100	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	10%	0-2	\$91,400	2033	\$182,800	1	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Unit Is Not Working</i>								
Exterior Pkg Unit - Cooling	30%	0-2	\$43,700	2033	\$218,700	2	\$1,000	
<i>Not in Service, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Second Floor</i>								
Split Unit	20%			2033	\$315,800			
Window/Wall Unit	40%			2028	\$100,800	1		
Heat Rejection								
Water Cooling Tower								
	100%	2-4	\$167,900	2031	\$335,900	2	\$54,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof. Unit Is Leaking</i>								
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof. Unit Is Not Working</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,000	
Exhaust Fans								
Interior	80%			2033	\$235,900	2	\$1,700	
Roof	20%			2033	\$25,800	2	\$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	\$848,900	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	\$160,800	2043	**	4	\$6,700	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof. Unit Corroded</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$11,700	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Area</i>								
Sewage Ejector(s)								
Electric	100%			2028	\$34,800	4	\$2,700	
Fixtures								
Generic	100%							

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DEPT. OF HOMELESS SERVICES - 071
HELP SEC - MAIN BLDG.
Asset # : 14720

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 : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor To 2nd Floor</i>								
<i>Explanation : Not In Service</i>								
Fire Suppression	Sprinkler							
	Generic	100%			2043	**	1-2	\$19,100
Chemical System	Generic	100%			2028	\$15,900	1-3	\$80,900

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : HELP SEC - STORAGE BLDG.
Address : 133 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0094.000 / 14739 **Yr Built/Renovated** :
Area Sq Ft : 2,034 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088092

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical	\$51,700	
Total	\$51,700	
Importance Code A	\$51,700	
Total	\$51,700	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$40,800			
Interior Architecture	\$46,500			\$400
Electrical	\$5,700			
Mechanical	\$24,600		\$200	
Site Enclosure	\$14,900			
Total	\$132,500		\$200	\$400
Importance Code A	\$41,000		\$200	
Importance Code B	\$73,100			\$400
Importance Code C	\$18,500			
Total	\$132,500		\$200	\$400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
HELP SEC - STORAGE BLDG.
Asset # : 14739

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	4%	Now	\$2,000	LIFE	**	5	\$200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corner And Wall Openings</i>								
Masonry: Brick	86%			LIFE	**	5	\$5,300	
Metal Coiling Doors	10%	Now	\$38,800	2052	**	5	\$1,000	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Overhead Door</i>								
Windows								
Glass Block	100%			LIFE	**	5		
Roof								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Active Leak From Roof On A Sunny Day</i>								
Interior								
Floors								
Vinyl Tile	100%	Now	\$24,600	2042	**	3	\$1,100	
<i>Adhesion Failure, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building</i>								
<i>Explanation : Building Not In Use, Abandoned Equipment And Debris Everywhere</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$300	
Plywood/Hardboard	50%	Now	\$3,600	LIFE	**			
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Water Damage From Leaking Roof</i>								

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DEPT. OF HOMELESS SERVICES - 071
HELP SEC - STORAGE BLDG.
Asset # : 14739

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	50%	Now	\$14,800	2052	**	5	\$800		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Exposed Struc: Steel	15%			LIFE	**				
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Abandon Equipment Stored Between Steel Open Web Joist</i>									
Metal Panel	35%	Now	\$3,400	LIFE	**	5	\$1,300		
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Site Enclosure									
Fence/Gates									
Chain Link	100%	Now	\$14,900	2042	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Side Of Building</i>									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2037	**				
Parking/Driveway									
Asphalt	100%			2035	**				
Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Raceway									
Conduit	100%			2042	**	1			
Panelboards									
Molded Case Bkrs	100%			2040	**	5	\$100		
Wiring									
Thermoplastic	100%			2042	**	1			
Lighting									
Interior Lighting									
Fluorescent	100%	Now	\$5,600	2042	**				
<i>T-12 Lamps And Fixtures, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Exterior Lighting									
HID	30%			2032	\$2,800	10			
No Component	70%								
Alarm									

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DEPT. OF HOMELESS SERVICES - 071
HELP SEC - STORAGE BLDG.
Asset # : 14739

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

Security System

No Component

70%

Generic

30%

2032

\$1,100

1

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside Perimeter**Explanation : CCTV Surveillance Cameras*

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

Electricity

100%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : This Is An Unoccupied Building*

Conversion Equipment

Radiant Heater

100%

2027

\$51,700

2

\$900

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Window/Wall Unit

30%

0-2

\$1,400

2032

\$2,300

1

*Abandoned in Place, Extent : Moderate, Area Affected : 100%**Location : 1st Floor*

No Component

70%

Plumbing

H/C Water Piping

Not Accessible

100%

Water Heater With Tanks

Electric

100%

2025

\$23,100

4

Sanitary Piping

Not Accessible

100%

Storm Drain Piping

Not Accessible

100%

Sump Pump(s)

Not Accessible

100%

Sewage Ejector(s)

Not Accessible

100%

Backflow Preventer

Not Accessible

100%

Fixtures

Not Accessible

100%

Fire Suppression

Fire Pump

Not Accessible

100%

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DEPT. OF HOMELESS SERVICES - 071
HELP SEC - STORAGE BLDG.
Asset # : 14739

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)
Address : 116 WILLIAMS AVENUE @ LIBERTY AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0013.000 / 1973 **Yr Built/Renovated** : 1926 / 2011
Area Sq Ft : 86,172 **Project Type** : HOMELESS SERVICES
Date of Survey : 11-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3699 **Lot** : 1 **BIN** : 3083637

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$470,700	\$112,300
Interior Architecture	\$739,800	\$3,506,100
Electrical	\$815,500	\$621,500
Mechanical	\$212,000	\$1,135,100
Site Pavements	\$287,900	
Total	\$2,525,800	\$5,375,000
Importance Code A	\$470,700	\$112,300
Importance Code B	\$1,552,300	\$4,694,900
Importance Code C	\$502,800	\$567,700
Total	\$2,525,800	\$5,375,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$38,600	\$27,600		
Interior Architecture	\$111,800			\$10,700
Electrical	\$16,100	\$29,300	\$6,800	\$6,800
Mechanical	\$109,400	\$30,800	\$22,900	\$14,100
Site Enclosure	\$7,800			
Site Pavements	\$7,900			\$400
Total	\$291,700	\$87,700	\$29,700	\$32,000
Importance Code A	\$46,200	\$35,300	\$7,600	\$7,600
Importance Code B	\$192,100	\$52,400	\$22,200	\$24,100
Importance Code C	\$53,400			\$400
Total	\$291,700	\$87,700	\$29,700	\$32,000



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DEPT. OF HOMELESS SERVICES - 071
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)

Asset # : 1973

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%	Now	\$180,600	LIFE	**	5	\$112,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Bulkhead Stairs</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,300	
Stucco Cement	15%			2036	**	5	\$52,600	
Windows								
Aluminum	98%	Now	\$135,100	2047	**	5	\$14,500	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Damaged And Missing Metal Security Grilles</i>								
Metal Louvers	2%	Now	\$600	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooftop Penthouse</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,000	
Masonry: Brick	75%			LIFE	**	5	\$9,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2051	**	5	\$2,500	
Metal: Cage/Fence	5%	Now	\$3,000	2036	**	5	\$2,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Recreation Yard On Lower Roof</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Yard On Lower Roof</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$4,100	
Roof								
Asphalt Macadam	20%	Now	\$34,900	2041	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Outdoor Recreation Area</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Outdoor Recreation Area</i>								
Modified Bitumen	80%	Now	\$155,000	2036	**			
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof And Bulkhead Stairs</i>								

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.

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DEPT. OF HOMELESS SERVICES - 071
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)

Asset # : 1973

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	\$25,000	
Ceramic Tile	10%	Now	\$62,900	2034	\$628,600	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Kitchen And Toilets Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$4,300	
Vinyl Tile	75%	Now	\$462,000	2031	\$2,309,800	3	\$32,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors, Dormitories And Offices</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Corridors, Dormitories And Offices</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors, Dormitories And Offices</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors, Dormitories And Offices</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors, Dormitories And Offices</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$56,800	2034	\$567,700	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Kitchen And Toilets</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,500	
Fiberglass Panel	5%			LIFE	**			
Gypsum Board	10%	Now	\$5,800	LIFE	**	5	\$12,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Marble Panels	2%	Now	\$36,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Entrance</i>								
Plaster	63%	Now	\$158,200	LIFE	**	5	\$39,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Towers A And B And Dormitories Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Towers A And B And Dormitories Throughout</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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DEPT. OF HOMELESS SERVICES - 071
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)
Asset # : 1973

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								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$3,700	2044	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Offices And Laundry Rooms Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Offices And Laundry Rooms Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Offices And Laundry Rooms Throughout</i>								
Exposed Struc: Concrete	10%			LIFE	**	5	\$1,800	
Metal Panel	10%	0-2	\$18,500	LIFE	**	5	\$14,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Plaster	70%	0-2	\$47,500	LIFE	**	5	\$49,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%	Now	\$7,800	2051	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Along Glenmore Avenue</i>								
Iron Picket	15%			2051	**			
Free Standing Walls								
Cast in Place Concrete	100%			2051	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$4,600	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Tree Pits</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Tree Pits</i>								
On-Site Walkways								
Cast in Place Concrete	50%			2036	**			
Metal	50%	Now	\$3,300	2041	**	1-3	\$1,300	
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Stair To Roof Play Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Exterior Stair To Roof Play Area</i>								
<i>Explanation : Condemned, Not Used</i>								

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DEPT. OF HOMELESS SERVICES - 071
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)

Asset # : 1973

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	90%	Now	\$287,900	2040		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Lot</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Lot</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Lot</i>								
Cast in Place Concrete	10%			2036		**		

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	50%			2031	\$22,100	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2031	\$22,100	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2041	**	5	\$100	
Fused Disc Sw	50%			2031	\$79,400	5	\$200	
Molded Case Bkrs	25%			2041	**	5	\$600	
Raceway								
Conduit	25%			2041	**	1		
Conduit	75%			2031	\$84,900	1		
Panelboards								
Fused Disc Sw	10%			2030	\$11,700	5	\$200	
Fused Toggle Switch	10%	2-4	\$11,700	2056	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	75%			2030	\$87,700	5	\$1,700	
Molded Case Bkrs	5%			2039	**	5	\$100	
Wiring								
Braided Cloth	30%	2-4	\$51,000	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2041	**	1		
Thermoplastic	20%			2031	\$34,000	1		

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DEPT. OF HOMELESS SERVICES - 071
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)
Asset # : 1973

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	100%			2029	\$260,400	5	\$600	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	\$13,400	1	\$26,500	
Generators								
Diesel	100%	Now	\$106,100	2046	**	1	\$30,000	
			<i>Engine Inoperable, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Exterior Side Yard</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : One 188 Kilovolt-ampere</i>					
Batteries								
Not Accessible	100%							
Fuel Storage								
Main Tank	100%			2034	\$75,100	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : One 275 Gallon Tank</i>					
Lighting								
Interior Lighting								
Fluorescent	5%			2036	**	10	\$3,500	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	45%			2026	\$510,000	10	\$31,500	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fluorescent	50%			2036	**	10	\$35,000	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Egress Lighting								
Emergency, Service	30%			2036	**	1		
Emergency, Battery	20%			2031	\$25,000	10	\$3,700	
Exit, Service	30%			2031	\$9,600	1		
Exit, Service	20%			2036	**	1		
Exterior Lighting								
HID	20%			2026	\$78,500	10	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Operated Via Photocell</i>					
No Component	80%							

Alarm

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DEPT. OF HOMELESS SERVICES - 071
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)

Asset # : 1973

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

Security System								
No Component	90%							
Generic	10%			2036	**	1	\$3,200	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2026	\$21,700	1-3	\$5,300	

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%			2051	**	1		
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$75,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>					
Distribution								
Steam Piping/Pump	100%			2041	**			
Terminal Devices								
Air Handler	45%			2031	\$630,700	1	\$21,200	
Convactor/Radiator	50%	Now	\$15,200	2036	**	1	\$11,100	
			<i>Broken, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Traps And Thermostats</i>					
Fan Coil Unit/Heat	5%	Now	\$27,700	2031	\$92,300	1	\$1,100	
			<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					

Air Conditioning

Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2031	\$81,700	2	\$500	
Window/Wall Unit	40%			2026	\$112,900	1		
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : 3rd Floor</i>					
			<i>Explanation : Third Floor Units Maintained By Others</i>					
No Component	50%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,500	

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DEPT. OF HOMELESS SERVICES - 071
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)

Asset # : 1973

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	100%	Now	\$99,100	2031	\$330,300	2	\$1,900	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Explanation : Some Large Ceiling Fans Have Been Installed</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2041	**	1		
Water Heater With Tanks Gas Fired	100%			2026	\$16,700	2		
Sanitary Piping Cast Iron	100%	Now	\$46,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Kitchen Sinks Cannot Be Used Because The Waste Comes Back Up The Floor Drains</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : The Grease Traps Are Not Maintained And Are Corroded</i>								
Storm Drain Piping Cast Iron	100%	Now	\$5,300	LIFE	**	1		
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Over Recreation Room, Probable Cracked Storm Drain Pipe</i>								
Sump Pump(s) Non-Submersible	100%			2031	\$16,800	4	\$1,800	
Backflow Preventer No Component	50%							
Generic	50%			2036	**	1	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Sprinkler Service</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler Generic	100%			2051	**	1-2	\$21,400	
Fire Pump Generic	100%			2040	**	1	\$14,200	

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : JACKSON FAMILY RESIDENCE
Address : 691 EAST 138TH STREET BTWN CYPRESS AVE. - JACKSON AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0057.000 / 52 **Yr Built/Renovated** : 1990 / 2012
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 27-Jan-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2567 **Lot** : 13 **BIN** : 2003811

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$786,200	
Interior Architecture		\$83,000
Electrical	\$55,900	\$50,000
Mechanical	\$113,200	\$112,100
Site Pavements	\$299,100	
Total	\$1,254,400	\$245,100
Importance Code A	\$786,200	
Importance Code B	\$330,900	\$245,100
Importance Code C	\$137,400	
Total	\$1,254,400	\$245,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$6,500		\$2,300	
Interior Architecture	\$84,400		\$6,600	\$86,400
Electrical	\$2,300	\$1,800	\$2,300	\$1,500
Mechanical	\$66,200	\$7,400	\$13,400	\$8,100
Site Enclosure	\$16,400			
Site Pavements	\$2,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$182,200	\$13,200	\$28,600	\$99,900
Importance Code A	\$9,500	\$3,000	\$5,500	\$3,000
Importance Code B	\$153,800	\$10,200	\$23,100	\$96,900
Importance Code C	\$18,800			
Total	\$182,200	\$13,200	\$28,600	\$99,900



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DEPT. OF HOMELESS SERVICES - 071
JACKSON FAMILY RESIDENCE
Asset # : 52

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								
Glass Block	2%			LIFE	**	5	\$600	
Masonry: Brick	70%	Now	\$274,200	LIFE	**	5	\$34,100	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Facades</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Main Outside Play Area</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Control Joints Throughout</i>								
Pre-Cast Concrete	28%			LIFE	**	5	\$44,300	
Windows								
Aluminum	100%	Now	\$512,000	2057	**	5	\$5,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout Client Apartments And Offices</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Roof Cupola</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Facade, Roof Cupola</i>								
Parapets								
Masonry: Brick	20%			LIFE	**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Low Parapet Walls</i>								
<i>Explanation : Low Parapet Covered With Roof Membrane</i>								
Metal Panel	80%			2052	**	5	\$4,600	
<i>Other Observation, Extent : N/A, Area Affected : 90%</i>								
<i>Location : Main Roofs</i>								
<i>Explanation : Metal Guard Rails At Perimeter Of Roof. Site Enclosure Component</i>								
Roof								
Metal Panel	35%	0-2	\$6,500	2045	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof</i>								
Modified Bitumen	65%			2040	**	10	\$42,600	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		

Interior

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DEPT. OF HOMELESS SERVICES - 071
JACKSON FAMILY RESIDENCE
Asset # : 52

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	5%			2028	\$76,500	3	\$8,900	
Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
Ceramic Tile	10%	Now	\$48,700	2041	**	5	\$4,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathroom Showers</i>								
Sheet Vinyl/Rubber	10%			2037	**	5	\$13,300	
Vinyl Tile	70%	0-2	\$33,400	2037	**	3	\$23,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Entrance And Exits</i>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$10,000	
Glass: Single Pane	2%			LIFE	**	5	\$1,500	
Gypsum Board	70%			LIFE	**	5	\$42,100	
Masonry: Brick	3%			LIFE	**			
Ceilings								
Exposed Struc: Concrete	10%			LIFE	**	5	\$1,400	
Gypsum Board	75%			LIFE	**	5	\$83,000	
Plaster	15%			LIFE	**	5	\$8,300	
Site Enclosure								
Fence/Gates								
Aluminum Rail	25%			2045	**	5-10	\$18,200	
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Main Roofs</i>								
<i>Explanation : Roof Guard Railing</i>								
Chain Link	15%			2052	**			
Exposed Struc: Steel	35%	Now	\$5,400	LIFE	**			
<i>Deformed/Dented, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Entrance Gate On East 139th Street</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East 139th Street Parking Entrance</i>								
<i>Explanation : Rolling Gate Does Not Close Causing Security Issues</i>								
Iron Picket	25%			2067	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$106,600	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East 138th And East 139th Street</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East 139th Street</i>								

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DEPT. OF HOMELESS SERVICES - 071
JACKSON FAMILY RESIDENCE
Asset # : 52

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								
On-Site Walkways								
Cast in Place Concrete	85%			2045		**		
Cast in Place Concrete	15%	Now	\$2,400	2045		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Walkway Adjacent To Parking Area</i>								
<hr/>								
Parking/Driveway								
Asphalt	100%	Now	\$137,400	2047		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Parking Area</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Parking Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Area</i>								
<i>Explanation : Vegetation Growth</i>								
<hr/>								
Activity Yard								
Cast in Place Concrete	58%			2052		**		
Rubber Matting	42%	Now	\$55,200	2042		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout Rubber Matted Play Areas</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout Rubber Matted Play Areas</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								
Service Equipment								
Fused Disc Sw	100%			2042		**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 And Three 600 Ampere Main Disconnect Switches</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042		**	5	\$300
<hr/>								
Raceway								
Conduit	100%			2042		**	1	
<hr/>								
Panelboards								
Fused Disc Sw	5%			2040		**	5	\$100
Molded Case Bkrs	95%			2040		**	5	\$1,500
<hr/>								
Wiring								
Thermoplastic	100%			2042		**	1	
<hr/>								
Motor Controllers								
Locally Mounted	100%			2037		**	5	\$400
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$900

Lighting

*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.*

DEPT. OF HOMELESS SERVICES - 071
JACKSON FAMILY RESIDENCE
Asset # : 52

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	94%			2037	**	10	\$52,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	6%			2037	**	10	\$3,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Stairs</i>								
Egress Lighting								
Emergency, Battery	50%			2032	\$50,000	10	\$7,400	
Exit, LED	40%			2067	**	1		
Exit, Service	10%			2032	\$2,600	1		
Exterior Lighting								
LED	20%			2040	**			
No Component	80%							
Lightning Protection								
Arresters/Cabling Generic	100%			2047	**	5	\$700	
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	**	1	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Generic	10%			2032	\$11,200	1	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Some Offices, Hallways, Basement And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	\$46,100	1-3	\$11,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horn, Bell, Smoke Detector, Manual Pullbox, 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%			2052	**	1		

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DEPT. OF HOMELESS SERVICES - 071
JACKSON FAMILY RESIDENCE
Asset # : 52

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%			2045	**	1	\$30,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers. Equipment Appears To Be Well Maintained</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$6,500	2048	**	4	\$3,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement. Leaking Hot Water Piping</i>								
Terminal Devices								
Air Handler	10%			2032	\$112,100	1	\$3,800	
Convactor/Radiator	90%			2037	**	1	\$17,700	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Split Unit	8%			2027	\$113,200			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Deteriorated Condenser Pipe Insulation</i>								
Split Unit	2%	Now	\$28,300	2042	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pre-kindergarten And Toddler Room</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof Outdoor Units, Pre-kindergarten And Toddler Room Indoor Units</i>								
<i>Explanation : Outdoor Unit Defective 2 Of 7. Rooms Affected Pre-kindergarten And Toddler Room, Indoor Units Malfunctioning.</i>								
Window/Wall Unit	10%	Now	\$1,100	2025	\$22,600	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window/Wall Unit In Conference Room Not Working</i>								
No Component	80%							
Distribution								
Ductwork/Diffusers	10%	Now	\$1,000	LIFE	**	2	\$7,900	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Hallway</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And 2nd Floor Multipurpose Room</i>								
<i>Explanation : Ductwork In Basement And Multipurpose Room 2nd Floor</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,000	

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DEPT. OF HOMELESS SERVICES - 071
JACKSON FAMILY RESIDENCE
Asset # : 52

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							
	Roof	99%			2037	**	2	\$1,900
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Equipment Appears To Be Well Maintained</i>						
	Wall Unit	1%			2037	**	2	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2052	**	1	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Booster Pump</i>						
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2032	\$11,900	4	\$1,300
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
	Sprinkler							
	Generic	100%			2042	**	1-2	\$17,100
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : JAMAICA ASSESSMENT CENTER
Address : 175-10 88TH AVENUE
Borough : QUEENS **Agency's Number** : COR1
Program / Asset # : DHS0087.000 / 4459 **Yr Built/Renovated** : 1933 / 2007
Area Sq Ft : 34,201 **Project Type** : HOMELESS SERVICES
Date of Survey : 11-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$176,000	\$54,800
Interior Architecture	\$88,800	
Electrical		\$917,800
Mechanical		\$1,229,200
Total	\$264,800	\$2,201,800
Importance Code A	\$176,000	\$54,800
Importance Code B	\$88,800	\$2,147,000
Total	\$264,800	\$2,201,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$40,600		\$2,800	
Interior Architecture	\$173,800			\$12,200
Electrical	\$36,500	\$3,200	\$3,300	\$4,300
Mechanical	\$32,100	\$4,700	\$6,300	\$4,700
Site Enclosure	\$19,900			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$307,900	\$12,900	\$17,300	\$26,100
Importance Code A	\$55,100	\$3,400	\$6,200	\$3,400
Importance Code B	\$171,100	\$9,500	\$11,100	\$14,100
Importance Code C	\$81,800			\$8,700
Total	\$307,900	\$12,900	\$17,300	\$26,100



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

DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER
Asset # : 4459

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	98%			LIFE	**	5	\$109,500	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$7,300	
Windows								
Aluminum	80%			2050	**	5	\$11,200	
Aluminum	20%			2050	**	5	\$2,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Window Guards</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$30,000	
Masonry: Limestone	5%			LIFE	**	5-10	\$3,100	
Metal Rail	5%			2047	**	5-10	\$4,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,200	
Roof								
Modified Bitumen	95%	Now	\$121,200	2039	**			1
<i>Patching Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rooms 401, 405</i>								
Skylight, Metal/Glass	5%			2054	**	10	\$3,300	
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	**	5	\$4,500	
Ceramic Tile	5%			2043	**	5	\$2,600	
Quarry Tile	20%			2039	**	5	\$15,400	
Terrazzo	38%	Now	\$88,800	LIFE	**	5	\$15,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Steps</i>								
Vinyl Tile	35%	Now	\$48,300	2039	**	3	\$6,700	
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Units</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Units</i>								
Interior Walls								
Ceramic Tile	15%			2043	**	5	\$17,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,300	
Gypsum Board	15%			LIFE	**	5-10	\$29,500	
Plaster	60%			LIFE	**	5-10	\$59,100	

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DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER
Asset # : 4459

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	15%	4+	\$11,600	2047	**	5	\$3,600	
<i>Loose/Miss Fasteners, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Cafeteria</i>								
Gypsum Board	10%			LIFE	**	5-10	\$16,400	
Plaster	75%			LIFE	**	5-10	\$61,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$19,900	2054	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Gate On 175th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			
Parking/Driveway								
Asphalt	60%			2043	**			
Cast in Place Concrete	40%			2047	**			
Activity Yard								
Asphalt	55%			2043	**			
Rubber Matting	45%			2039	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$14,700	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 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	\$95,300	5	\$100	
Raceway								
Conduit	90%			2034	\$36,300	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2033	\$2,900	5		
Molded Case Bkrs	95%			2033	\$55,600	5	\$900	
Wiring								
Thermoplastic	100%			2034	\$56,900	1		
Motor Controllers								
Locally Mounted	100%			2032	\$115,800	5	\$200	

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DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER
Asset # : 4459

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	\$1,000	
Lighting								
Interior Lighting Fluorescent	100%			2029	\$508,200	10	\$31,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting Emergency, Battery	40%			2042	**	10	\$3,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : LED Emergency Lights Observed</i>								
Emergency, Battery Exit, Battery	10%			2029	\$5,600	10	\$800	
	50%			2039	**	10	\$1,200	
Exterior Lighting								
LED	30%			2039	**			
No Component	70%							
Alarm								
Security System Generic	100%			2039	**	1	\$12,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2034	\$86,200	1-3	\$21,700	
<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</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 Electricity	1%			2044	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Entrance Vestibule</i>								
<i>Explanation : Electric Heating</i>								
Interruptible Gas/Dual Fuel	99%			2044	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Underground Vault In Parking Lot</i>								
<i>Explanation : One Tank, No.2 Oil, 5,000 Gallons</i>								

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DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER
Asset # : 4459

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 Radiant Heater	1%			2029	\$8,700	2	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Entrance Vestibule</i>								
<i>Explanation : Electric Air Curtain</i>								
Steam Boiler	99%	Now	\$14,400	2047	**	1	\$30,200	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room - Defective Boiler Built-in Domestic Water Heat Exchanger</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : One Unit With Domestic Water Built-in Heat Exchangers</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$5,400	2034	\$267,500			
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	98%			2032	\$267,700	1	\$10,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	2%			2029	\$3,800	4	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Location Noted</i>								
Controls								
Electrical	100%			2029	\$185,700			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Heat Timer System</i>								
Air Conditioning								
Energy Source								
Electricity	20%			2042	**	1		
No Component	80%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Various Apartments</i>								
<i>Explanation : Location Noted</i>								
Conversion Equipment								
Split Unit	10%			2034	\$79,300			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor - Dining / Recreation Room</i>								
Window/Wall Unit	10%			2029	\$12,700	1		
<i>Abandoned in Place, Extent : Light, Area Affected : 50%</i>								
<i>Location : Lower Roof - Rooftop Unit Abandoned In Place Used To Serve Offices Now Cooled By Window Units</i>								
No Component	80%							

Ventilation

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DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER
Asset # : 4459

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								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$6,000	
No Component	80%							
Exhaust Fans								
Roof	5%			2034	\$3,200	2	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Lower Roof</i>						
		<i>Explanation : Location Noted</i>						
Wall Unit	5%			2034	\$700	2	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor Kitchen, Roof Elevator Machine Room</i>						
		<i>Explanation : Location Noted</i>						
No Component	70%							
Not Accessible	20%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Various Apartments - Inner Bathrooms - No Access</i>						
		<i>Explanation : Toilet Ceiling Fans</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$429,000	1		
		<i>On Extended Life, Extent : Light, Area Affected : 85%</i>						
		<i>Location : Throughout</i>						
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,700	2		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit, 100 Gallons Approximately</i>						
Sanitary Piping								
Cast Iron	100%	Now	\$8,400	LIFE	**	1		
		<i>Loose, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Basement - Electric / Utility Room - House Trap Missing Caps</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2027	\$1,000	4	\$1,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement - Sump Pump Room</i>						
		<i>Explanation : 1 Duplex Set</i>						
Backflow Preventer								
Generic	100%			2034	\$14,900	1	\$2,100	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units, 120 Gallons Each</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.

DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER
Asset # : 4459

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 : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2034	\$23,100	1-2	\$500

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

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

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : JAMAICA ASSESSMENT CENTER ANNEX
Address : 175-10 88TH AVENUE
Borough : QUEENS **Agency's Number** : COR1
Program / Asset # : DHS0087.010 / 4465 **Yr Built/Renovated** : 1933 / 2009
Area Sq Ft : 17,191 **Project Type** : HOMELESS SERVICES
Date of Survey : 11-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$113,700	
Electrical		\$255,500
Mechanical	\$86,200	\$580,700
Site Enclosure	\$64,100	
Site Pavements	\$111,500	
Total	\$375,500	\$836,200
Importance Code A	\$113,700	
Importance Code B	\$86,200	\$836,200
Importance Code C	\$175,600	
Total	\$375,500	\$836,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$102,700		\$12,100	
Interior Architecture	\$145,200		\$8,100	\$5,400
Electrical	\$1,900	\$1,600	\$2,000	\$1,800
Mechanical	\$6,000	\$2,400	\$2,400	\$2,400
Total	\$255,700	\$4,000	\$24,700	\$9,600
Importance Code A	\$104,400	\$1,700	\$13,800	\$1,700
Importance Code B	\$85,800	\$2,300	\$10,900	\$2,500
Importance Code C	\$65,600			\$5,400
Total	\$255,700	\$4,000	\$24,700	\$9,600



*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.*

DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER ANNEX
Asset # : 4465

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	73%	2-4	\$113,700	LIFE	**	5	\$28,300	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof Stair Bulkhead</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$5,000	
Stucco Cement	25%			2047	**	5	\$24,200	
Windows								
Aluminum	80%			2050	**	5	\$4,600	
Aluminum	20%			2050	**	5	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Window Guards</i>								
Parapets								
Masonry: Brick	70%			LIFE	**	5-10	\$13,500	
Pre-Cast Concrete	5%	2-4	\$11,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood Cornice	25%	2-4	\$28,600	2054	**	5	\$4,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	70%			2043	**	10	\$1,700	
Modified Bitumen	30%	Now	\$45,900	2044	**			
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 4th Floor Corridor; Stair D Bulkhead</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Quarry Tile	35%			2047	**	5	\$13,500	
Terrazzo	35%	4+	\$41,100	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Treads</i>								
Vinyl Tile	28%			2039	**	3	\$2,700	
Wood	2%			2062	**	5	\$1,000	

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

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

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

DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER ANNEX
Asset # : 4465

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%			2043	**	5	\$10,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,700	
Gypsum Board	20%			LIFE	**	5-10	\$24,400	
Plaster	55%	Now	\$46,900	LIFE	**	5	\$11,800	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair D</i>								
<hr/>								
Ceilings								
Gypsum Board	20%			LIFE	**	5-10	\$16,300	
Plaster	80%	4+	\$28,100	LIFE	**	5	\$11,800	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stair D</i>								
<hr/>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$64,100	2054	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parking Lot</i>								
<hr/>								
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
<hr/>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
<hr/>								
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			
<hr/>								
Parking/Driveway								
Asphalt	100%	Now	\$111,500	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Parking Lot</i>								
<i>Potholes, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot- Towards Dumpsters</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.
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DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER ANNEX
Asset # : 4465

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%			2034	\$7,400	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 With 350 Ampere Fuses</i>							
Raceway								
Conduit	100%			2034	\$15,800	1		
Panelboards								
Fused Disc Sw	5%			2033	\$1,900	5		
Molded Case Bkrs	95%			2033	\$37,000	5	\$400	
Wiring								
Thermoplastic	100%			2034	\$19,400	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	100%			2034	\$255,500	10	\$15,800	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$2,100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Emergency Lights Are LEDs</i>							
Exit, Battery	50%			2039	**	10	\$600	
Exterior Lighting								
HID	30%			2034	\$23,500	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$6,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside Perimeter</i>							
	<i>Explanation : Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$10,600	
	<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 Tied To Main Building Fire Alarm Control Panel</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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DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER ANNEX
Asset # : 4465

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%			2044	**	5	\$5,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Underground Vault In Parking Lot</i>								
<i>Explanation : One Tank, No.2 Oil, 2,000 Gallons</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$17,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : One Unit With Domestic Water Built-in Heat Exchangers</i>								
<hr/>								
Distribution								
Steam Piping/Pump	100%	Now	\$2,700	2034	\$134,500			
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room - Missing Insulation</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	100%			2032	\$137,300	1	\$5,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Controls								
Electrical	100%			2029	\$93,300			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Heat Timer System</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	35%			2042	**	1		
No Component	65%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Various Apartments</i>								
<i>Explanation : Location Noted</i>								
<hr/>								
Conversion Equipment								
Split Unit	5%			2029	\$19,900			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse - Ducted System</i>								
<hr/>								
Split Unit	5%			2034	\$19,900			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Offices</i>								
<hr/>								
Window/Wall Unit	25%			2029	\$15,900	1		
No Component	65%							
<hr/>								
Ventilation								

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

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**DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER ANNEX**

Asset # : 4465

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								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Split System Ductwork / Diffusers</i>								
No Component	95%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Naturally Ventilated</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$215,600	1		
<i>On Extended Life, Extent : Light, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
Water Heater With Tanks								
Oil Fired	100%			2027	\$86,200	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit, 86 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Around The Perimeter Of The Building</i>								
<i>Explanation : Scuppers And Leaders Observed Routed To Basement Storm Piping</i>								
Sump Pump(s)								
Submersible	100%			2025	\$500	4	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Location Noted</i>								
Backflow Preventer								
Generic	100%			2034	\$7,500	1	\$1,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2034	\$11,600	1-2	\$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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)
Address : 179-191 E 100TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0061.000 / 3010 **Yr Built/Renovated** : 1912 / 1992
Area Sq Ft : 85,476 **Project Type** : HOMELESS SERVICES
Date of Survey : 22-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 1628 **Lot** : 24 **BIN** : 1051796

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$887,400	\$537,100
Interior Architecture	\$2,071,200	\$1,001,300
Electrical	\$710,700	\$417,200
Mechanical	\$748,700	\$298,300
Total	\$4,418,000	\$2,253,800
Importance Code A	\$887,400	\$537,100
Importance Code B	\$3,114,600	\$1,644,000
Importance Code C	\$416,000	\$72,700
Total	\$4,418,000	\$2,253,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$45,700	\$9,900		\$4,300
Interior Architecture	\$65,400			\$3,700
Electrical	\$9,600	\$9,400	\$8,000	\$54,500
Mechanical	\$9,900	\$11,000	\$9,100	\$7,500
Site Enclosure	\$4,200			
Site Pavements	\$21,500	\$200	\$200	\$4,200
Total	\$156,200	\$30,500	\$17,300	\$74,200
Importance Code A	\$49,900	\$14,100	\$4,200	\$8,800
Importance Code B	\$72,200	\$16,100	\$12,900	\$61,200
Importance Code C	\$34,000	\$200	\$200	\$4,200
Total	\$156,200	\$30,500	\$17,300	\$74,200



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.

DEPT. OF HOMELESS SERVICES - 071
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)
Asset # : 3010

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	5%			LIFE	**	5	\$58,100	
Masonry: Brick	45%	2-4	\$269,200	LIFE	**	5	\$66,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal, Corrugated	10%			2053	**	1		
Stucco Cement	40%			2038	**	5	\$148,800	
Windows								
Aluminum	90%	Now	\$399,100	2041	**	5	\$14,300	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%			2041	**	5	\$19,800	
Parapets								
Masonry: Brick	65%	0-2	\$77,200	LIFE	**	5	\$6,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cracked And Broken Camelback Terra Cotta Coping Stones</i>								
Stucco Cement	35%			2038	**	5	\$8,700	
Roof								
Modified Bitumen	95%	Now	\$67,500	2033	\$337,600			
<i>Blisters, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 179 East 100th Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 179 East 100th Street</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Over Community Room</i>								
Skylight, Metal/Glass	5%	0-2	\$45,700	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 179 East 100th Street</i>								

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.

DEPT. OF HOMELESS SERVICES - 071
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)

Asset # : 3010

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								
Floors								
Cast in Place Concrete	5%	Now	\$24,300	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$24,300	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	20%	Now	\$386,800	2036	**	5	\$11,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	Now	\$157,900	2033	\$789,600	3	\$11,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	45%	Now	\$920,500	2036	**	5	\$49,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	25%	0-2	\$250,400	2036	**	5	\$23,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	65%	Now	\$165,600	LIFE	**	5	\$72,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	5%	4+	\$16,800	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Eroded Mortar In Brick And Stone Foundation</i>								
Plaster	5%			LIFE	**	5	\$2,800	
Ceilings								
Gypsum Board	95%	Now	\$190,000	LIFE	**	5	\$139,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	5%			LIFE	**	5	\$3,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$4,200	2053	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Exterior Basement Level</i>								
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.

DEPT. OF HOMELESS SERVICES - 071
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)

Asset # : 3010

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%	0-2	\$4,200	2038	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

On-Site Walkways

Cast in Place Concrete	80%			2038	**			
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Metal	20%	2-4	\$17,300	2043	**	1-3	\$13,600	
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Surface Wearing/Scaling, Extent : Moderate, Area Affected : 20%

Location : Exterior Basement Stairs 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	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2043	**	5	\$400	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Rooms

Explanation : Two Main Services Rated At 800 Amperes And 1,200 Amperes In 183 And 189 Buildings

Switchgear / Switchboard

Fused Disc Sw	100%			2043	**	5	\$400	
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Raceway

Conduit	100%			2043	**	1		
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Panelboards

Molded Case Bkrs	100%			2041	**	5	\$2,300	
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Wiring

Thermoplastic	100%			2043	**	1		
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Motor Controllers

Locally Mounted	100%			2031	\$260,400	5	\$600	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,300	
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Lighting

Interior Lighting

Fluorescent	39%			2028	\$495,400	10	\$30,600	
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	1%			2038	**	10	\$800	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Boiler Room

LED	60%			2038	**			
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Egress Lighting

Emergency, Battery	50%			2038	**	10	\$10,300	
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Exit, Battery	50%			2038	**	10	\$2,900	
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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.

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DEPT. OF HOMELESS SERVICES - 071
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)

Asset # : 3010

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%			2033	\$39,000	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	\$156,700	1	\$31,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$215,300	1-3	\$54,300	
Mechanical								
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	50%			2046	**	1	\$21,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement Building 189</i>						
		<i>Explanation : 2 Units</i>						
Hot Water Boiler	50%			2046	**	1	\$21,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement Building 183</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$6,300	
Terminal Devices								
Convactor/Radiator	100%			2038	**	1	\$27,600	
Controls								
Electrical	100%			2028	\$464,100			
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Split Unit	10%			2033	\$198,200			
Window/Wall Unit	90%			2028	\$284,600	1		
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$9,500	
No Component	80%							
Exhaust Fans								
Roof	20%			2038	**	2	\$500	
No Component	80%							

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DEPT. OF HOMELESS SERVICES - 071
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)

Asset # : 3010

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								
	H/C Water Piping							
	Brass/Copper	20%			2043	**	1	
	Galvanized Steel	80%			2038	**	1	
	Water Heater With Tanks							
	Gas Fired	100%			2031	\$100,100	2	
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Basement Of 183 And 189</i>				
				<i>Explanation : Two 120 Gallon Units In 183 And Two 120 Gallon Units In 189. Quantity 6</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2026	\$2,600	4	\$2,700
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	75%						
	Generic	25%			2043	**	1-2	\$6,000

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : JOSE GONZALEZ HOUSE
Address : 1177 HOE AVENUE @ HOME ST
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0074.000 / 13580 **Yr Built/Renovated** : 1910 / 1996
Area Sq Ft : 4,455 **Project Type** : HOMELESS SERVICES
Date of Survey : 15-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2745 **Lot** : 29 **BIN** : 2006057

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$78,700
Mechanical		\$55,900
Total		\$134,600
Importance Code B		\$134,600
Total		\$134,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$178,900		\$3,200	
Interior Architecture	\$104,000			\$700
Electrical	\$700	\$400	\$500	\$500
Mechanical	\$11,200	\$700	\$53,300	\$700
Site Pavements				
Total	\$294,800	\$1,100	\$57,000	\$1,800
Importance Code A	\$179,300	\$400	\$3,600	\$400
Importance Code B	\$97,300	\$700	\$53,400	\$1,400
Importance Code C	\$18,200			
Total	\$294,800	\$1,100	\$57,000	\$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.

DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

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	55%	Now	\$39,800	LIFE	**	5	\$5,000	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade And Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$31,200	LIFE	**	5	\$1,000	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Facade</i>								
Metal Panel	5%			2029	\$29,200	5-10	\$3,100	
Stucco Cement	25%	Now	\$37,400	2042	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$11,500	2045	**	5	\$600	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade, Second Floor Bathroom</i>								
Wood	5%	Now	\$1,500	2054	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								

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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

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								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,500	LIFE	**	5	\$400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	45%	Now	\$10,600	LIFE	**	5	\$400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$5,200	LIFE	**	5	\$200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	35%	0-2	\$3,900	2049	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	85%	0-2	\$35,300	2039	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal, Corrugated	10%			2027	\$3,200	1		
Skylight, Metal/Glass	5%			2029	\$49,900	10	\$600	
Interior								

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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

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								
Floors								
Cast in Place Concrete	10%	0-2	\$1,100	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$400	2038	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%	Now	\$10,700	2039	**	5	\$300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Stairs</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Roof Stairs</i>								
Vinyl Tile	80%	Now	\$43,200	2039	**	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%	0-2	\$2,400	2032	\$47,500	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	25%			LIFE	**	5	\$1,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairwell</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Wood	65%	4+	\$15,800	LIFE	**	5	\$23,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	80%	Now	\$26,000	2042	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%	Now	\$4,600	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
Site Pavements								

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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

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

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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On-Site Walkways

Cast in Place Concrete	100%			2034	\$6,300			
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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	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2039	**	5	\$100	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One 200 Ampere Main Disconnect Switch*

Raceway

Conduit	98%			2039	**	1		
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Conduit	2%	2-4		2049	**	1		
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*Corroded, Extent : Moderate, Area Affected : 50%**Location : Roof*

Panelboards

Fused Disc Sw	5%			2037	**	5		
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Molded Case Bkrs	95%			2037	**	5	\$100	
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Wiring

Thermoplastic	100%			2039	**	1		
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Motor Controllers

Locally Mounted	98%			2034	\$11,000	5		
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Locally Mounted	2%	2-4	\$100	2049	**	5		
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*Corroded, Extent : Moderate, Area Affected : 50%**Location : Roof*

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Stand-by Power

Transfer Switches

Automatic	100%			2034	\$10,600	1	\$1,400	
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Generators

Natural Gas	100%			2032	\$78,700	1	\$1,700	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One 5 Kilovolt-ampere*

Lighting

Interior Lighting

Fluorescent	100%			2029	\$30,800	10	\$4,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

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

Egress Lighting								
Emergency, Service	40%			2029	\$1,100	1		
Emergency, Battery	10%			2029	\$700	10	\$100	
Exit, Service	50%			2029	\$700	1		
Exterior Lighting								
HID	100%			2039	**	10		

Alarm

Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2034	\$5,600	1-3	\$1,400	

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%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	\$37,900	1	\$4,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2029	\$34,800			
Terminal Devices								
Convactor/Radiator	100%			2027	\$35,600	1	\$1,400	

Air Conditioning

Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2025	\$9,500	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : 2 Units Serve Hallways.</i>								
Window/Wall Unit	5%			2025	\$800	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor - Security Office</i>								
<i>Explanation : 1 Unit</i>								
No Component	75%							
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$1,200	
No Component	80%							

Ventilation

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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

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 Wall Unit	5%			2025	\$100	2		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2nd Floor - Bathroom And Basement - Kitchen</i>							
	<i>Explanation : 2 Units</i>							
No Component	95%							
Plumbing								
H/C Water Piping Brass/Copper	100%			2029	\$55,900	1		
Water Heater With Tanks Gas Fired	100%			2027	\$16,700	2		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler Generic	100%			2039	**	1-2	\$1,200	
	<i>No Backflow Preventer; Extent : Light, Area Affected : 100%</i>							
	<i>Location : 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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : KENTON HALL / FORMER KENTON HOTEL
Address : 333 BOWERY BTWN E.2ND ST. - E.3RD ST.
Borough : MANHATTAN **Agency's Number** : M060
Program / Asset # : DHS0068.000 / 4440 **Yr Built/Renovated** : 1900 / 2013
Area Sq Ft : 23,300 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 458 **Lot** : 4 **BIN** : 1079828

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$1,170,900	
Electrical	\$404,900	\$303,500
Mechanical	\$241,800	\$507,700
Total	\$1,817,600	\$811,100
Importance Code A	\$241,800	
Importance Code B	\$1,451,900	\$811,100
Importance Code C	\$124,000	
Total	\$1,817,600	\$811,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$15,500		\$55,600
Interior Architecture	\$7,300			\$15,100
Electrical	\$17,200	\$3,900	\$4,100	\$91,400
Mechanical	\$55,100	\$3,000	\$5,700	\$7,300
Total	\$79,600	\$22,300	\$9,800	\$169,400
Importance Code A		\$16,700	\$1,200	\$56,800
Importance Code B	\$74,800	\$5,700	\$8,700	\$112,600
Importance Code C	\$4,800			
Total	\$79,600	\$22,300	\$9,800	\$169,400



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.**

DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

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 Iron	7%			LIFE	**			
Masonry: Brick	35%			LIFE	**	5	\$20,300	
Masonry: Limestone	5%			LIFE	**	5	\$2,200	
Metal Panel	5%			2043	**	5-10	\$19,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Metal Cornice</i>								
Stucco Cement	45%			2038	**	5	\$65,200	
Window Wall	3%			2053	**	5	\$6,500	
Windows								
Aluminum	100%			2049	**	5	\$4,200	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$4,000	
Metal Rail	25%			2046	**	5-10	\$25,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,800	
Roof								
Modified Bitumen	98%			2038	**	10	\$14,300	
<i>Patching Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Lower Roof</i>								
Skylight, Metal/Glass	2%			2053	**	10	\$1,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$10,000	
Ceramic Tile	5%	0-2	\$2,500	2036	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilet Room And Shower Areas</i>								
Vinyl Tile	85%	Now	\$1,046,900	2043	**	3	\$14,600	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$4,800	2042	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Showers And Toilet Rooms</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
Glass: Single Pane	2%			LIFE	**	5	\$1,300	
Gypsum Board	35%			LIFE	**	5	\$18,700	
Masonry: Brick	15%	Now	\$124,000	LIFE	**			
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Vault Area</i>								
Plaster	38%			LIFE	**	5	\$10,100	

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

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

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

DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

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	\$20,500	
Gypsum Board	15%			LIFE	**	5	\$8,600	
Plaster	40%			LIFE	**	5	\$11,400	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2038	**			
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On-Site Walkways

Cast in Place Concrete	100%			2046	**			
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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	90%			2033	\$13,300	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Fused Disc Sw	5%			2033	\$700	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch For Fire Pump

Fused Disc Sw	5%			2033	\$700	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch For Emergency

Switchgear / Switchboard

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

Conduit	100%			2033	\$40,300	1		
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Panelboards

Fused Disc Sw	5%			2032	\$1,900	5		
Molded Case Bkrs	95%			2032	\$37,000	5	\$600	

Wiring

Thermoplastic	100%			2033	\$56,900	1		
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Motor Controllers

Locally Mounted	100%			2031	\$86,800	5	\$200	
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Ground

Grounding Devices

Generic	100%	0-2	\$10,200	LIFE	**	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Water Main Basement

Explanation : Not Connected

Stand-by Power

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

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%			2031	\$6,400	1	\$7,200	
Generators								
Diesel	100%			2029	\$64,500	1	\$9,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 100 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$900	
Fuel Storage								
Main Tank	100%			2036	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$346,200	10	\$21,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	60%			2028	\$8,400	1		
Exit, Service	40%			2028	\$3,900	1		
Exterior Lighting								
HID	10%			2028	\$10,600	10		
LED	10%			2041	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	\$42,700	1	\$8,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Lobby</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$58,700	1-3	\$14,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Station, Strobe Lights, 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								
Natural Gas	100%			2043	**	1		

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DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

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	100%	0-2	\$241,800	2053	**	1	\$10,400	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Temporary Boiler Presently Being Used.</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$1,700	
Terminal Devices								
Convactor/Radiator	90%			2031	\$167,500	1	\$6,800	
Fan Coil Unit/Heat	10%			2038	**	1	\$800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2031	\$72,000	2	\$300	
Reciprocating Compr/Chiller	10%			2033	\$33,600	1	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Roof</i>								
<i>Explanation : One Split Air Conditioning Unit</i>								
Split Unit	20%			2033	\$108,100			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units Feeding 1st Floor</i>								
Window/Wall Unit	5%			2028	\$4,300	1		
No Component	45%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2033	\$38,200	1	\$800	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2033	\$5,700	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : First Floor Roof</i>								
<i>Explanation : 1 Exterior Unit</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
Exhaust Fans								
Interior	90%			2033	\$90,800	2	\$600	
Roof	10%			2033	\$4,400	2	\$100	
Plumbing								

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DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

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								
H/C Water Piping								
Brass/Copper	30%			2043	**	1		
Galvanized Steel	70%	0-2	\$10,200	2038	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Basement. Corroded Water Main</i>							
Water Heater With Tanks								
Electric	100%	0-2	\$41,600	2031	\$69,300	4		
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 2 Of 3 Units Not Working In The Basement</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2043	**	1-2	\$6,500	
Fire Pump								
Generic	100%			2042	**	1	\$4,400	

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : LIFE FAMILY CENTER
Address : 78 CATHERINE STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0027.000 / 1954 **Yr Built/Renovated** : 1900 / 2011
Area Sq Ft : 139,997 **Project Type** : HOMELESS SERVICES
Date of Survey : 27-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,S
Block : 111 **Lot** : 150 **BIN** : 1083359

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,169,000	\$1,478,300
Interior Architecture	\$2,111,400	\$9,206,300
Electrical	\$4,242,100	\$75,100
Mechanical	\$7,783,400	
Total	\$16,305,900	\$10,759,700
Importance Code A	\$2,169,000	\$1,478,300
Importance Code B	\$13,923,100	\$7,012,200
Importance Code C	\$213,800	\$2,269,200
Total	\$16,305,900	\$10,759,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$54,200			
Interior Architecture	\$106,000		\$49,800	\$7,900
Electrical	\$90,100	\$28,700	\$58,600	\$11,000
Mechanical	\$80,900	\$38,400	\$28,200	\$23,200
Total	\$331,200	\$67,100	\$136,700	\$42,000
Importance Code A	\$68,100	\$13,900	\$61,100	\$13,900
Importance Code B	\$239,500	\$53,200	\$75,500	\$28,200
Importance Code C	\$23,600			
Total	\$331,200	\$67,100	\$136,700	\$42,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

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	\$168,200	
Masonry: Brick	70%	Now	\$242,500	LIFE	**	5	\$150,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%			LIFE	**	5	\$3,200	
Masonry: Limestone	13%	Now	\$430,600	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5-10	\$74,000	
Windows								
Aluminum	55%	Now	\$1,316,300	2052	**	5	\$14,100	
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	40%			2049	**	5	\$20,600	
Metal Clad	5%	Now	\$125,700	2052	**	5	\$8,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$21,400	
Masonry: Brick	50%			LIFE	**	5	\$13,800	
Masonry: Brick	30%			LIFE	**	5	\$8,300	
Metal Rail	10%			2044	**	5-10	\$49,900	
Roof								
Built-Up (BUR)	40%	Now	\$28,600	2032	\$572,700			
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sections</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Sections</i>								
Copper/Terne	5%			2042	**	10	\$15,700	
Modified Bitumen	40%			2032	\$536,400	10	\$50,200	
Slate	15%	0-2	\$25,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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.

DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

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	\$34,800	LIFE	**	5	\$45,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	10%	0-2	\$57,600	2030	\$1,152,900	5	\$10,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	2%	Now	\$76,700	2040	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Main Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance</i>								
Terrazzo	5%	0-2	\$19,100	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	23%			2027	\$1,299,200	3	\$18,100	
Vinyl Tile 9" X 9"	30%	Now	\$98,100	2032	\$4,905,900	3	\$23,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	15%			2042	**	5	\$58,900	
Wood	5%	Now	\$365,900	2067	**	5	\$9,800	
<i>Deflection Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Auditorium</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Auditorium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Auditorium</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$213,800	2030	\$2,137,900	5	\$19,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Gypsum Board	55%			LIFE	**	5	\$131,300	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$23,900	
Plaster	5%	Now	\$23,600	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Old Auditorium</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.

DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

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

AcousTile,Adhered	10%			2032	\$602,700	5	\$19,200	
AcousTileSusp.Lay-In	5%			2032	\$155,700	5	\$9,600	
Exposed Struc: Concrete	5%			LIFE	**	5	\$1,500	
Gypsum Board	25%			LIFE	**	5	\$59,900	
Masonry: Vault Struct	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$53,900	
Plaster	5%	Now	\$28,500	LIFE	**	5	\$6,000	

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Old Auditorium

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Old Auditorium

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%			2027	\$46,900	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$190,500	5	\$600	
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Raceway

Conduit	100%			2027	\$173,700	1		
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Panelboards

Fused Disc Sw	10%			2026	\$15,600	5	\$300	
Molded Case Bkrs	90%			2026	\$140,300	5	\$3,300	

Wiring

Thermoplastic	100%			2027	\$264,700	1		
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Motor Controllers

Locally Mounted	100%			2025	\$405,100	5	\$900	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,100	
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Stand-by Power

Transfer Switches

Automatic	100%			2025	\$26,800	1	\$43,100	
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Generators

Diesel	100%			2025	\$106,100	1	\$54,200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room

Explanation : One 120 Kilowatt

Batteries

Lead/Acid	100%			2025	\$2,400	5	\$5,200	
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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.*

DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

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								
Fuel Storage								
Main Tank	100%			2030	\$75,100	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$2,080,300	10	\$128,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$114,800	10	\$16,900	
Exit, Service	50%			2025	\$29,500	1		
Exterior Lighting								
HID	100%			2025	\$638,000	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	\$25,700	1	\$5,200	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	\$35,300	1-3	\$8,600	
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%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$138,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Central Plant Steam	100%			2027	\$3,844,800	4	\$6,900	
Piping/Pmp								
Terminal Devices								
Convactor/Radiator	95%			2025	\$1,062,200	1	\$43,000	
Unit Heater - Steam	5%			2025	\$38,800	4	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	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.

DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

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	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2025	\$51,800	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$3,900	
No Component	95%							
Exhaust Fans								
Roof	5%			2032	\$13,300	2	\$200	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2037	**	1		
Galvanized Steel	50%	0-2	\$17,500	2025	\$872,800	1		
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Water Heater With Tanks								
Gas Fired	100%			2026	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	\$27,400	4	\$3,000	
Backflow Preventer								
Generic	100%			2027	\$61,100	1	\$8,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2027	\$1,890,800	1-2	\$39,200	

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.

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Address : 501 NEW LOTS AVENUE BTWN BRADFORD ST. - MILLER AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0011.000 / 1971 **Yr Built/Renovated** : 1920 / 2008
Area Sq Ft : 22,218 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3844 **Lot** : 1 **BIN** : 3085646

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$63,000	
Electrical		\$563,400
Mechanical		\$351,200
Total	\$63,000	\$914,600
Importance Code A	\$63,000	
Importance Code B		\$914,600
Total	\$63,000	\$914,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$35,700			\$3,600
Interior Architecture	\$120,700	\$1,700	\$4,100	
Electrical	\$1,500	\$46,600	\$500	\$500
Mechanical	\$25,100	\$11,400	\$4,000	\$3,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$187,000	\$63,600	\$12,600	\$11,300
Importance Code A	\$37,900	\$2,100	\$2,200	\$5,700
Importance Code B	\$73,000	\$61,500	\$10,400	\$5,600
Importance Code C	\$76,100			
Total	\$187,000	\$63,600	\$12,600	\$11,300



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.

DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

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	85%			LIFE	**	5	\$49,600	
	<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Chimney Along Riverdale Avenue</i>							
	<i>Graffiti, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Along Riverdale Avenue</i>							
Masonry: Limestone	5%			LIFE	**	5	\$2,200	
Metal, Corrugated	10%			2051	**	1		
Windows								
Aluminum	100%	0-2	\$63,000	2047	**	5	\$6,800	
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout Bedrooms</i>							
Parapets								
Masonry: Brick	90%	4+	\$14,500	LIFE	**	5	\$5,900	
	<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout Interior Face</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : New Lots Avenue Façade</i>							
	<i>Explanation : Torn Non-functioning Bird Netting</i>							
Masonry: Limestone	5%			LIFE	**	5	\$400	
Metal Rail	5%			2048	**	5-10	\$5,900	
Roof								
Modified Bitumen	98%	4+	\$21,200	2036	**			
	<i>Debris Present, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Sloped Roof Over Stairs</i>							
	<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Skylight, Plastic	2%			2036	**	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,600	
Ceramic Tile	5%			2040	**	5	\$2,200	
Quarry Tile	5%			2036	**	5	\$3,300	
Terrazzo	5%			LIFE	**	5	\$1,700	
Vinyl Tile	75%			2036	**	3	\$12,400	

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DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

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%	0-2	\$5,600	2040	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Masonry: Brick	10%	Now	\$15,500	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%	0-2	\$17,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	75%	0-2	\$37,100	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Access Stair And Basement Corridor</i>								
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$10,700	2036	**	5	\$6,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cafeteria</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Corridor</i>								
Embossed Metal	5%			LIFE	**	5	\$1,000	
Gypsum Board	15%			LIFE	**	5	\$8,300	
Plaster	50%	Now	\$32,800	LIFE	**	5	\$13,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Utility Rooms</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	90%			2066	**			
Masonry: Brick	10%			2051	**			
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : New Lots Avenue Side</i>								
<i>Explanation : Concrete Areaway Walls</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			

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DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

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

Cast in Place Concrete	100%			2036		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Riverdale Avenue Side**Other Observation, Extent : Light, Area Affected : 30%**Location : Riverdale Avenue Side**Explanation : Rust And Trash Staining From Dumpsters*

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%			2031	\$14,700	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 200 Ampere Main Disconnect Switches*

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$95,300	5	\$600	
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Raceway

Conduit	90%			2031	\$36,300	1		
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Conduit	10%			2051	**	1		
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Panelboards

Fused Disc Sw	10%			2030	\$3,900	5	\$100	
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Molded Case Bkrs	20%			2047	**	5	\$100	
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Molded Case Bkrs	70%			2030	\$27,300	5	\$400	
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Wiring

Thermoplastic	10%			2051	**	1		
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Thermoplastic	90%			2031	\$51,200	1		
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Motor Controllers

Locally Mounted	100%			2029	\$86,800	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

Interior Lighting

Fluorescent	100%			2031	\$330,200	10	\$20,400	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

Egress Lighting

Emergency, Battery	50%			2026	\$18,200	10	\$2,700	
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Exit, Service	50%			2026	\$4,700	1		
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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.

DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

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	20%			2026	\$20,300	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	18%			2036	**	1	\$1,500	
Generic	2%	Now	\$800	2041	**	1	\$200	
<i>Cameras Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2031	\$11,200	1-3	\$2,800	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2061	**	1		
Natural Gas	95%			2041	**	1		
Conversion Equipment								
Radiant Heater	5%			2031	\$28,200	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Explanation : Electic Unit Heater In Cafeteria.</i>								
<i>Air Curtain In Main Entrance Door</i>								
Steam Boiler	95%			2036	**	1	\$20,900	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$3,500	2031	\$173,800			
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1 Of Condensate Return Pump In Boiler Room</i>								
Terminal Devices								
Convactor/Radiator	100%			2029	\$177,400	1	\$7,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		

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DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

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	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2026	\$8,200	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$1,200	
No Component	90%							
Exhaust Fans								
Roof	96%			2031	\$40,400	2	\$700	
Wall Unit	4%			2031	\$400	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Gas Fired	100%			2025	\$16,700	2		
HW Heat Exchanger								
Steam Fired	100%			2041	**	4	\$3,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : Abandoned In Place</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2051	**	1-2	\$6,200	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

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** : HOMELESS SERVICES
Date of Survey : 14-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,5
Block : 2865 **Lot** : 49 **BIN** : 2090448

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$163,800	\$128,200
Electrical	\$106,100	\$1,169,000
Mechanical	\$360,300	
Total	\$630,300	\$1,297,100
Importance Code A	\$163,800	\$128,200
Importance Code B	\$466,400	\$1,169,000
Total	\$630,300	\$1,297,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$94,300		\$4,500	
Interior Architecture	\$49,600	\$2,500		\$10,500
Electrical	\$22,100	\$6,900	\$18,300	\$6,500
Mechanical	\$45,700	\$11,100	\$18,900	\$9,900
Site Pavements	\$2,500			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$224,000	\$30,400	\$51,500	\$36,700
Importance Code A	\$97,400	\$3,200	\$7,800	\$3,200
Importance Code B	\$120,600	\$27,200	\$43,700	\$33,500
Importance Code C	\$6,000			
Total	\$224,000	\$30,400	\$51,500	\$36,700



*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.*

DEPT. OF HOMELESS SERVICES - 071
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								
Alum/Vinyl Siding	2%	Now	\$22,600	2062	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Missing Rain Water Leader; West Mount Eden Avenue, Rear Of Building</i>								
Masonry: Brick	60%	0-2	\$94,200	LIFE	**	5	\$58,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Exterior Parapet Walls At Scuppers</i>								
Window Wall	38%			2052	**	5	\$139,200	
Windows								
Aluminum	100%	0-2	\$16,500	2048	**	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	\$3,500	
Masonry: Brick	20%	Now	\$32,900	LIFE	**	5	\$900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Southwest Stair Tower; Scuppers Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Southwest Stair Tower; Scuppers Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Southwest Stair Tower</i>								
Metal Panel	10%			2052	**	5	\$1,700	
Roof								
Modified Bitumen	95%	4+	\$22,300	2037	**			
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Traffic Topping	5%			2037	**	10	\$3,700	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,700	
Ceramic Tile	5%			2041	**	5	\$5,000	
Vinyl Tile	85%	Now	\$45,500	2037	**	3	\$31,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First And Fifth Floor</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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DEPT. OF HOMELESS SERVICES - 071
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	
Interior								
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$10,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Glass: Single Pane	10%			LIFE	**	5	\$6,400	
Gypsum Board	15%	0-2	\$3,500	LIFE	**	5	\$7,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
Masonry: Brick	45%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	2%	4+	\$600	2037	**	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	\$9,800	
Gypsum Board	35%			LIFE	**	5	\$43,400	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2042	**			
Iron Picket	85%			2052	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : West Mount Eden Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2052	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	**			
On-Site Walkways								
Cast in Place Concrete	95%			2037	**			
Pavers/Stone	5%			2035	**			
Parking/Driveway								
Asphalt	100%	4+	\$2,500	2035	**			
<i>Cracking/Crumbling, Extent : Light, 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%			2032	\$24,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches</i>								

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DEPT. OF HOMELESS SERVICES - 071
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	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	\$158,800	5	\$300	
Raceway								
Conduit	100%			2032	\$113,200	1		
Panelboards								
Fused Disc Sw	10%			2031	\$8,800	5	\$200	
Molded Case Bkrs	90%			2031	\$78,900	5	\$1,500	
Wiring								
Thermoplastic	100%			2032	\$169,800	1		
Motor Controllers								
Locally Mounted	100%			2030	\$202,600	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	\$13,400	1	\$20,000	
Generators								
Diesel	100%			2028	\$106,100	1	\$25,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room Basement</i>					
			<i>Explanation : One 125 Kilovolt Ampere</i>					
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$2,400	
Fuel Storage								
Main Tank	100%			2035	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 275 Gallons</i>					
Lighting								
Interior Lighting								
Fluorescent	5%			2032	\$48,300	10	\$3,000	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Staircases</i>					
Fluorescent	35%			2032	\$338,100	10	\$20,900	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
LED	60%			2037	**			
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	20%	Now	\$11,800	2032	\$59,200			
No Component	80%							
Alarm								

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DEPT. OF HOMELESS SERVICES - 071
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	

Alarm

Security System

No Component

80%

Generic

10%

2032

\$11,900

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Surveillance Cameras*

Generic

10%

2027

\$11,900

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Some Offices, Hallways And Exit Doors**Explanation : Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$12,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobes, Pull Box Station, Bell, Smoke Detector And Fire Alarm Panel*

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

Electricity

1%

2052

* *

1

Natural Gas

99%

2052

* *

1

Conversion Equipment

Hot Water Boiler

99%

2037

* *

1

\$31,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Radiant Heater

1%

2032

\$16,500

2

\$300

*Other Observation, Extent : Light, Area Affected : 1%**Location : 1st Floor Lounge**Explanation : 2 Electric Unit Heaters*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$13,900

2040

* *

4

\$3,200

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Boiler Header Piping**Malfunctioning, Extent : Moderate, Area Affected : 25%**Location : Boiler Room. Malfunctioning 1 Of 4 Circulating Pumps*

Terminal Devices

Convactor/Radiator

98%

2037

* *

1

\$20,600

Fan Coil Unit/Heat

2%

2032

\$31,500

1

\$400

*Other Observation, Extent : Light, Area Affected : 2%**Location : Basement B14, 1st Floor Locker Room And Maintenance Office**Explanation : 3 Units***Air Conditioning**

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DEPT. OF HOMELESS SERVICES - 071
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
Air Conditioning								
Energy Source								
	Electricity	50%			2048	**	1	
	Natural Gas	50%			2052	**	1	
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%	Now	\$192,000	2042	**	2	\$1,000
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor.</i>								
<i>Explanation : 4 Units On The Roof Are Not In Service Because Thermostats Controlling The Units Are Not Functioning.</i>								
	Window/Wall Unit	70%			2027	\$168,300	1	
Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2	\$25,400
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,200
Exhaust Fans								
	Roof	80%			2037	**	2	\$1,600
	Roof	20%	Now	\$24,600	2042	**	2	\$300
<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								
	Galvanized Steel	100%			2045	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2042	**	4	\$9,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Heat Exchanger Built Into Boiler</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	\$12,700	4	\$1,400
Sewage Ejector(s)								
	Electric	100%			2032	\$33,200	4	\$2,600
Backflow Preventer								
	No Component	80%						
	Generic	20%	0-2	\$300	2037	**	1	\$700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded And Leaking Water Main Gate Valve</i>								
Vertical Transport								

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DEPT. OF HOMELESS SERVICES - 071
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
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 1 Of 2 Elevators Not In Service, Not Commissioned.</i>								
Fire Suppression	Sprinkler							
	Generic	100%			2052		**	\$18,200
Chemical System	No Component	99%						
	Generic	1%			2027	\$200	1-3	\$700
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor Kitchen</i>								
<i>Explanation : Not In Use. Kitchen Used As Storage.</i>								

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : NELSON AVE FAMILY RESIDENCE
Address : 1605 NELSON AVENUE @ FEATHERBED LANE
Borough : BRONX Agency's Number : N/A
Program / Asset # : DHS0062.000 / 3011 Yr Built/Renovated : 1928 / 2013
Area Sq Ft : 103,796 Project Type : HOMELESS SERVICES
Date of Survey : 17-Feb-2022 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6
Block : 2876 Lot : 55 BIN : 2008816

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$268,500	\$151,600
Interior Architecture	\$1,000,400	\$310,900
Electrical	\$261,500	\$1,254,700
Mechanical	\$2,118,300	\$2,934,900
Total	\$3,648,600	\$4,652,100
Importance Code A	\$268,500	\$151,600
Importance Code B	\$2,996,900	\$4,393,500
Importance Code C	\$383,200	\$107,000
Total	\$3,648,600	\$4,652,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$57,900			
Interior Architecture	\$12,900	\$21,400		
Electrical	\$3,900	\$11,100	\$9,700	\$79,800
Mechanical	\$16,100	\$34,500	\$16,800	\$15,300
Site Pavements	\$4,300			
Total	\$95,100	\$66,900	\$26,500	\$95,100
Importance Code A	\$68,200	\$10,300	\$10,300	\$10,500
Importance Code B	\$22,600	\$56,600	\$16,200	\$84,600
Importance Code C	\$4,300			
Total	\$95,100	\$66,900	\$26,500	\$95,100



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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

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%			LIFE	**	5	\$39,900	
Masonry: Brick	45%			LIFE	**	5	\$71,800	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$6,000	
Masonry: Limestone	2%	4+	\$7,400	LIFE	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Door Entry At South Corner</i>								
Granite Panels	3%			LIFE	**	5	\$3,600	
Stucco Cement	40%	4+	\$176,500	2046	**	5	\$79,800	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Yard</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Below Windows</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Yard</i>								
Windows								
Aluminum	85%			2049	**	5	\$32,000	
Metal Clad	5%	2-4	\$92,000	2058	**	5	\$5,900	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Metal Louvers	5%			2042	**	10	\$11,800	
Wood	5%	Now	\$36,900	2041	**	5	\$9,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairwells</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairwells</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%			LIFE	**	5	\$5,100	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal Security Bars	5%			2061	**			
Stucco Cement	40%	4+	\$13,600	2046	**	5	\$5,800	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

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								
Roof								
Modified Bitumen	95%			2041	**	10	\$46,100	
	<i>Ponding, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%			2059	**	10	\$8,100	
	<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 4 Units Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$12,900	LIFE	**	5	\$17,000	
	<i>Deflection Evident, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Water Ponding At Basement Entrance Door</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Water Ponding At Basement Entrance Doors</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Surface Wear At Previous Water Infiltration</i>							
Ceramic Tile	20%	Now	\$342,200	2042	**	5	\$15,500	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	15%			2046	**	5	\$35,000	
Vinyl Tile	20%			2038	**	3	\$11,700	
Wood	40%			2061	**	5	\$116,500	
Interior Walls								
Ceramic Tile	20%	2-4	\$383,200	2042	**	5	\$35,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	10%			LIFE	**	5	\$14,300	
Gypsum Board	50%			LIFE	**	5	\$107,000	
	<i>Repairs in Progress, Extent : N/A, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Masonry: Fieldstone	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$16,000	
	<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							

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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

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								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	75%	Now	\$124,400	LIFE	**	5	\$145,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$92,300	LIFE	**	5	\$19,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	**			
Retaining Walls								
Cast in Place Concrete	100%			2068	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$4,300	2046	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Front Entry Stairs</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%			2053	**	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	**	5	\$400	
Raceway								
Conduit	100%			2043	**	1		

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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

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	70%			2041	**	5	\$1,900	
Molded Case Bkrs	30%			2041	**	5	\$800	
Wiring								
Thermoplastic	100%			2043	**	1		
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$700	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	65%			2033	\$1,002,600	10	\$61,900	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fluorescent	15%			2038	**	10	\$14,300	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout Building.</i>					
LED	20%			2038	**			
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Stairs</i>					
			<i>Explanation : LEDs Observed</i>					
Egress Lighting								
Emergency, Service	50%			2028	\$31,200	1		
Exit, Service	50%			2028	\$21,900	1		
Exterior Lighting								
LED	30%			2038	**			
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Outside Perimeter</i>					
			<i>Explanation : Operated Via Timer</i>					
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	\$190,300	1	\$38,800	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building.</i>					
			<i>Explanation : Surveillance System.</i>					
Fire/Smoke Detection								
Generic, Analog	100%	4+	\$261,500	2043	**	1-3	\$58,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout Building.</i>					
			<i>Explanation : Beyond Its Useful Life</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.

DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

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%			2053	**	1		
Conversion Equipment								
Steam Boiler	100%			2038	**	1	\$102,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%	0-2	\$81,200	2033	\$811,800			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Above Boiler Room</i>								
<i>Explanation : Continued Rupturing Of Piping Buried In First Floor Slab.</i>								
Terminal Devices								
Convactor/Radiator	100%			2031	\$829,000	1	\$33,500	
Controls								
Electrical	20%			2026	\$112,700			
Pneumatic	80%			2027	\$1,567,400			
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%	Now	\$160,300	2038	**	2	\$500	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor Fan Room</i>								
Window/Wall Unit	5%			2026	\$19,200	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$11,600	
No Component	80%							
Exhaust Fans								
Roof	100%			2028	\$196,700	2	\$3,200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	\$1,294,200	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
<i>Explanation : Area Drains Reported To Be Undersized. Back-ups Occur During Heavy Downpours.</i>								
Sump Pump(s)								
Non-Submersible	100%			2033	\$20,300	4	\$3,300	

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

DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

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								
	Backflow Preventer							
	Generic	100%			2033	\$45,300	1	\$6,400
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	80%						
	Generic	20%			2043	**	1-2	\$5,800

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : NEW PROVIDENCE
Address : 215 EAST 45TH STREET @ 3RD AVE.
Borough : MANHATTAN **Agency's Number** : WYYY
Program / Asset # : DHS0070.000 / 4442 **Yr Built/Renovated** : 1948 / 2013
Area Sq Ft : 42,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Apr-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1319 **Lot** : 8 **BIN** : 1071616

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$436,000	\$87,600
Interior Architecture	\$772,100	\$198,500
Electrical	\$19,300	\$767,300
Mechanical	\$296,600	\$619,600
Total	\$1,524,000	\$1,673,000
Importance Code A	\$436,000	\$87,600
Importance Code B	\$910,200	\$1,386,900
Importance Code C	\$177,700	\$198,500
Total	\$1,524,000	\$1,673,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$20,200			\$32,000
Interior Architecture	\$121,600			\$5,500
Electrical	\$3,900	\$4,500	\$4,700	\$10,900
Mechanical	\$24,100	\$11,800	\$16,100	\$70,600
Site Pavements	\$2,700			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$184,300	\$28,100	\$32,600	\$130,900
Importance Code A	\$24,400	\$4,200	\$4,200	\$36,200
Importance Code B	\$157,300	\$23,900	\$28,400	\$94,600
Importance Code C	\$2,700			
Total	\$184,300	\$28,100	\$32,600	\$130,900



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.

DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

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	92%	2-4	\$352,100	LIFE	**	5	\$87,600	
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Facade</i>								
Masonry: Granite	3%			LIFE	**	5	\$2,100	
Masonry: Limestone	5%			LIFE	**	5	\$3,600	
Windows								
Aluminum	95%	Now	\$20,200	2049	**	5	\$10,900	
<i>Strwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	5%	0-2	\$83,900	2058	**	5	\$7,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,700	
Masonry: Brick Cavity	85%			LIFE	**	5	\$5,900	
Metal Rail	5%			2038	**	5-10	\$6,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Roof								
Modified Bitumen	95%			2038	**	10	\$28,200	
Skylight, Metal/Glass	5%			2053	**	10	\$4,900	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$6,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$13,800	
Ceramic Tile	10%	Now	\$34,700	2042	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor Bathroom</i>								
Quarry Tile	5%	Now	\$45,200	2046	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	70%	Now	\$594,300	2038	**	3	\$16,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$9,200	2048	**	5	\$3,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Conference Room And Offices</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.

DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

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%	Now	\$177,700	2046	**	5	\$16,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor Bathroom</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$26,500	
Gypsum Board	50%			LIFE	**	5	\$198,500	
Masonry: Brick	5%			LIFE	**			
Masonry: Fieldstone	5%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Joint Mortar Missing</i>								
Plaster	25%			LIFE	**	5	\$49,600	
Ceilings								
AcousTileSusp.Lay-In	69%	4+	\$14,100	2038	**	5	\$21,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	10%	0-2	\$18,400	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Gypsum Board	20%			LIFE	**	5	\$15,700	
Metal Panel	1%			LIFE	**	5	\$800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	**			
On-Site Walkways								
Cast in Place Concrete	90%	4+	\$1,400	2046	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Concrete Yard</i>								
Steel Grating	10%	Now	\$1,300	2043	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Firescape</i>								
Activity Yard								
Cast in Place Concrete	100%			2038	**			

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.*

DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

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%			2043	**	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2 Main Service Disconnect Switches Rated At 800 Amperes Each.</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2043	**	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1 Vertical Section</i>							
Fused Disc Sw	30%			2033	\$38,100	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1 Vertical Section</i>							
Molded Case Bkrs	40%			2043	**	5	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1 Vertical Section</i>							
<hr/>								
Raceway								
Conduit	80%			2043	**	1		
Conduit	20%			2033	\$11,700	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2041	**	5	\$100	
Molded Case Bkrs	90%			2041	**	5	\$1,000	
<hr/>								
Wiring								
Thermoplastic	100%			2043	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$300	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	96%			2033	\$599,100	10	\$37,000	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	2%			2033	\$12,500	10	\$800	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
LED	2%			2038	**			
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$5,100	
Exit, Battery	50%			2038	**	10	\$1,400	

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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

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 Fluorescent	30%			2033	\$49,100	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front And Courtyard</i>								
No Component	70%							
Alarm								
Security System Generic	75%			2038	**	1	\$11,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Courtyard</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	25%			2028	\$19,300	1	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion System And Door Lock Alarm</i>								
Fire/Smoke Detection Generic, Digital	100%			2033	\$105,800	1-3	\$25,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Cafeteria And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors 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%			2043	**	1		
Conversion Equipment Steam Boiler	100%			2038	**	1	\$41,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Steam Piping/Pump	100%			2043	**			
Terminal Devices Convactor/Radiator	80%			2038	**	1	\$10,900	
Fan Coil Unit/Heat	20%			2028	\$203,400	1	\$2,700	
Air Conditioning								
Energy Source Electricity	100%			2041	**	1		
Conversion Equipment Window/Wall Unit	60%			2028	\$93,200	1		
No Component	40%							
Ventilation								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

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								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,400	
Exhaust Fans								
Roof	100%			2041	**	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2043	**	1		
Galvanized Steel	10%			2031	\$52,400	1		
Water Heater With Tanks								
Gas Fired	100%			2028	\$33,400	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two 80 Gallon Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	90%			LIFE	**	1		
Plastic/PVC	10%			2038	**	1		
Sump Pump(s)								
Submersible	100%			2025	\$1,300	4	\$1,300	
Fixtures								
Generic	60%							
Generic	40%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 6th Floor, 1 Unit From Basement To 5th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2033	\$567,300	1-2	\$11,800	
Chemical System								
Wet	100%			2028	\$15,900	1-3	\$92,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Covers 20 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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : PAMOJA HOUSE
Address : 357 MARCUS GARVEY BLVD.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0021.000 / 1975 **Yr Built/Renovated** : 1922 / 2012
Area Sq Ft : 225,775 **Project Type** : HOMELESS SERVICES
Date of Survey : 16-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Mez
Block : 1649 **Lot** : 1 **BIN** : 3045367

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,881,000	\$2,108,200
Interior Architecture	\$2,639,300	\$5,397,800
Electrical	\$1,736,500	\$2,601,800
Mechanical	\$2,248,600	\$10,157,300
Total	\$8,505,400	\$20,265,000
Importance Code A	\$2,265,400	\$4,363,600
Importance Code B	\$5,805,900	\$14,876,200
Importance Code C	\$434,100	\$1,025,300
Total	\$8,505,400	\$20,265,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$117,300	\$33,700		
Interior Architecture	\$62,700			\$15,500
Electrical	\$20,500	\$81,500	\$20,300	\$20,400
Mechanical	\$167,500	\$99,600	\$78,300	\$45,100
Site Enclosure	\$34,200			
Site Pavements	\$3,800			
Total	\$406,000	\$214,700	\$98,600	\$80,900
Importance Code A	\$117,300	\$58,400	\$22,400	\$22,400
Importance Code B	\$225,200	\$156,300	\$76,300	\$58,600
Importance Code C	\$63,400			
Total	\$406,000	\$214,700	\$98,600	\$80,900



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.**

DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

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	5%	Now	\$152,100	LIFE	**	5	\$38,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	88%	Now	\$692,500	LIFE	**	5	\$86,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 20%</i>								
<i>Location : On Three Sides At Main Entry Elevation</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%	Now	\$45,200	LIFE	**	5	\$1,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entry</i>								
Masonry: Sandstone	5%	Now	\$66,500	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually Bluestone</i>								
Windows								
Aluminum	95%	Now	\$371,300	2047	**	5	\$13,300	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$3,800	2040	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

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								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,800	
Masonry: Brick	87%	Now	\$487,100	LIFE	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%	Now	\$17,600	LIFE	**	5	\$900	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2051	**	5	\$4,400	
<i>Recent Installation, Extent : N/A, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	50%	Now	\$32,400	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Roof Over Entry Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Roof Over Entry Area</i>								
<i>Recent Replace Evident, Extent : N/A, Area Affected : 90%</i>								
<i>Location : Main Roof Areas</i>								
Fluid Applied Roofing	3%			2059	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Gutters At Barrel Roof</i>								
Metal Panel	7%			2036	**	10	\$31,500	
Modified Bitumen	35%	Now	\$18,400	2036	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor Bulkhead</i>								
Skylight, Metal/Glass	3%			2031	\$2,022,100	10	\$24,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Skylights On West Roof</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	2%			2036	**	1		
Soffits								
Cast Stone/Terra Cotta	85%	Now	\$111,600	LIFE	**	5	\$26,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Entry</i>								
Masonry: Brick	15%			LIFE	**	5	\$600	

Interior

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

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	48%	4+	\$328,900	LIFE	**	5	\$433,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room In Basement</i>								
Ceramic Tile	10%			2034	\$2,270,700	5	\$41,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bathroom</i>								
Quarry Tile	2%			2044	**	5	\$12,400	
Vinyl Tile	15%			2031	\$1,668,800	3	\$30,900	
<i>Patching Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout First Floor</i>								
Vinyl Tile 9" X 9"	15%	Now	\$241,600	2041	**	3	\$23,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mezzanine</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Mezzanine</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mezzanine</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mezzanine</i>								
Wood	10%	Now	\$720,600	2059	**	5	\$38,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

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%			2034	\$1,025,300	5	\$19,100	
Concrete Masonry Unit	15%	0-2	\$52,600	LIFE	**	5	\$11,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Drill Area</i>								
Gypsum Board	15%			LIFE	**	5	\$17,200	
Masonry: Brick	10%	Now	\$177,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room In Basement</i>								
Plaster	45%	Now	\$204,000	LIFE	**	5	\$25,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout West Entry Wing</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout West Entry Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout West Entry Wing</i>								
Wood	5%	2-4	\$32,800	LIFE	**	5	\$38,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

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								
Ceilings								
AcousTileSusp.Lay-In	2%	Now	\$22,200	2036	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Entryway And Laundry Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Embossed Metal	5%	Now	\$50,100	LIFE	**	5	\$7,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Mezzanine</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floor Mezzanine</i>								
Exposed Struc: Steel	35%			LIFE	**			
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Drill Area</i>								
Exposed Struc: Wood	35%	Now	\$398,100	LIFE	**			
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Drill Area</i>								
Plaster	23%	Now	\$465,900	LIFE	**	5	\$49,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout West Entry Wing</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$10,500	2051	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corner Posts</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Fieldstone	100%	Now	\$16,400	2051	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Tree On Top</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Granite War Memorial</i>								

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

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								
Masonry: Fieldstone	100%	Now	\$7,400	2041			**	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaways</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaways</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036			**	
On-Site Walkways								
Cast in Place Concrete	80%	Now	\$1,900	2036			**	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Perimeter Of Building</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Perimeter Of Building And Areaways</i>								
Pavers/Stone	20%	Now	\$1,900	2034	\$38,000			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Stairs On South Elevation</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Entry Stairs On South Elevation</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	25%			2031	\$23,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	25%			2031	\$111,100	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	25%			2031	\$111,100	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	25%			2031	\$111,100	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 200 Ampere Disconnect Switch</i>								

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

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								
Transformers								
Dry Type	100%			2029	\$26,100	5	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Electrical Room</i>					
			<i>Explanation : Two Transformers Observed</i>					
Switchgear / Switchboard								
Fused Disc Sw	75%			2031	\$333,400	5	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Electrical Room</i>					
			<i>Explanation : 600 Ampere Main Disconnect Switch, One 200 Ampere Disconnect Switch, Two 400 Ampere Disconnect Switches</i>					
Molded Case Bkrs	25%			2031	\$111,100	5	\$1,500	
Raceway								
Conduit	100%			2031	\$446,000	1		
Panelboards								
Fused Disc Sw	10%			2030	\$46,800	5	\$500	
Fused Knife Sw	20%	2-4	\$93,600	2056	**	5	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Electrical Room</i>					
			<i>Explanation : Two Fused Knife Switch Panels Observed</i>					
Molded Case Bkrs	70%			2030	\$327,500	5	\$4,200	
Wiring								
Braided Cloth	60%	2-4	\$398,400	2056	**	1		
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Thermoplastic	40%			2031	\$265,600	1		
Motor Controllers								
Locally Mounted	100%			2029	\$607,700	5	\$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	\$102,000	1	\$69,500	
Generators								
Diesel	100%	Now	\$106,100	2046	**	1	\$78,700	
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 100 Kilowatt</i>					
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$8,400	

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

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								
Fuel Storage								
Main Tank	100%			2034	\$75,100	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Generator Room</i>								
<i>Explanation : One 275 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2026	\$335,500	10	\$20,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs And Basement</i>								
<i>Explanation : T-8 Lamps</i>								
HID	10%			2026	\$261,100	10	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Abandoned, Spaces Not In Use</i>								
<i>Explanation : Not In Use</i>								
Incandescent	10%			2026	\$371,200	2	\$500	
LED	70%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$27,200	
Exit, Battery	50%			2036	**	10	\$7,600	
Exterior Lighting								
LED	100%			2039	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
Alarm								
Security System								
No Component	90%							
Generic	10%			2036	**	1	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2026	\$170,600	1-3	\$41,700	

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	40%			2031	\$202,400	5	\$28,000	
Natural Gas	60%			2041	**	1		

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PAMOJA HOUSE
Asset # : 1975

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	100%	0-2	\$384,400	2029	\$1,922,000	1	\$201,200	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution Steam Piping/Pump	100%	0-2	\$35,300	2031	\$1,765,800			
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Condensate Return Tank. Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<hr/>								
Terminal Devices Air Handler	20%	Now	\$41,500	2026	\$829,900	1	\$25,100	
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1 Of 5 Units In Armory - Gas Fired.</i>								
Convactor/Radiator	60%	Now	\$21,600	2029	\$1,081,900	1	\$39,400	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	20%			2031	\$1,093,400	1	\$14,600	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		
<hr/>								
Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%			2036	**	2	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Serves Kitchen Area. With Gas Heat</i>								
Window/Wall Unit	5%			2025	\$41,800	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Office</i>								
<i>Explanation : Location Noted</i>								
No Component	80%							
<hr/>								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2	\$44,100	
No Component	85%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$50,400	
No Component	60%							

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PAMOJA HOUSE
Asset # : 1975

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	40%			2026	\$391,200	2	\$2,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Above Ceiling</i>							
	<i>Explanation : General And Lavatory Exhaust. Not Observed</i>							
Interior	60%	0-2	\$586,800	2041	**	2	\$3,300	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Above Ceiling. Not Observed</i>							
	<i>Explanation : Ineffective Ventilation Of Shower Rooms</i>							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$56,300	2029	\$2,815,100	1		
	<i>Corroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Water Heater With Tanks								
Gas Fired	35%			2029	\$5,800	2		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
	<i>Explanation : 1 Heater With Two 100-gallon Serving Lavatories</i>							
Gas Fired	55%			2029	\$9,200	2		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
	<i>Explanation : 2 Heaters Each With 500-gallon Tank Serving Showers</i>							
Gas Fired	10%			2025	\$1,700	2		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Serves Kitchen</i>							
HW Heat Exchanger								
Steam Fired	100%			2031	\$1,066,300	4	\$22,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	0-2	\$6,800	2026	\$6,800	4	\$4,800	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Slow Drain</i>							
Pool Filter/Treatment								
Not Accessible	100%							
Backflow Preventer								
No Component	67%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Sprinkler Service Only</i>							
Generic	33%			2039	**	1	\$4,600	

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

DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

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	Fixtures							
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression	Standpipe							
	Generic	100%			2041	* *	1-5	\$113,800
	Sprinkler							
	Generic	100%			2041	* *	1-2	\$63,200
	Fire Pump							
	Generic	100%			2034	\$210,500	1	\$42,200

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : PARK SLOPE ARMORY
Address : 1402 8TH AVENUE @ 14TH ST
Borough : BROOKLYN **Agency's Number** : MB051
Program / Asset # : DHS0081.000 / 4453 **Yr Built/Renovated** : 1894 / 2006
Area Sq Ft : 201,300 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Jun-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1102 **Lot** : 12 **BIN** : 3026581

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,281,200	\$677,500
Interior Architecture	\$3,659,800	\$4,171,500
Electrical	\$345,800	\$734,200
Mechanical		\$2,456,500
Site Pavements	\$224,700	
Total	\$5,511,500	\$8,039,700
Importance Code A	\$1,281,200	\$677,500
Importance Code B	\$3,635,000	\$7,023,200
Importance Code C	\$595,300	\$339,100
Total	\$5,511,500	\$8,039,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$45,700	\$34,400		
Interior Architecture	\$135,500	\$3,400		\$8,400
Electrical	\$33,100	\$70,200	\$30,500	\$26,200
Mechanical	\$80,100	\$55,800	\$81,400	\$55,800
Total	\$294,300	\$163,900	\$111,900	\$90,500
Importance Code A	\$65,600	\$54,800	\$19,900	\$19,900
Importance Code B	\$205,600	\$109,100	\$92,000	\$70,500
Importance Code C	\$23,100			
Total	\$294,300	\$163,900	\$111,900	\$90,500



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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

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	90%	Now	\$604,000	LIFE	**	5	\$136,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
Masonry: Granite	7%	0-2	\$18,000	LIFE	**	5	\$8,000	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Stucco Cement	3%	Now	\$27,700	2036	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facades Above Flat Roof</i>								
Windows								
Aluminum	100%	Now	\$55,800	2047	**	5	\$10,900	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Windows</i>								
Parapets								
Copper/Terne	10%			2066	**	5	\$40,500	
Masonry: Brick	85%	Now	\$483,200	LIFE	**	5	\$71,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$26,400	
Roof								
Asphalt Shingle	80%	Now	\$85,900	2044	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	Now	\$52,300	2046	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gutters Into YMCA Space At Bleachers</i>								
Modified Bitumen	5%			2039	**	10	\$18,600	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%			2031		10	\$18,600	
Skylight, Metal/Glass	5%			2041	**	10	\$61,900	
Soffits								
Stucco Cement	100%			2036	**	5	\$28,300	

Interior

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

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	\$88,600	
Ceramic Tile	5%			2034	\$815,700	5	\$13,500	
Mosaic Tile	1%			2036	**	5	\$6,700	
Quarry Tile	3%			2044	**	5	\$12,100	
Sheet Vinyl/Rubber	2%	Now	\$18,900	2031	\$378,600	5	\$4,000	
<i>Seams Open/Split, Extent : Light, Area Affected : 20%</i>								
<i>Location : YMCA Main Space</i>								
Traffic Topping	15%	4+	\$103,600	2036	**	5	\$25,300	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Side Of Main Basketball Court</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main YMCA Athletic Space</i>								
<i>Explanation : Athletic Wear Surface</i>								
Vinyl Tile	25%			2031	\$1,998,400	3	\$33,700	
Wood	20%	Now	\$2,071,000	2071	**	5	\$50,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Floor Is Abandoned</i>								
Wood	14%	Now	\$48,300	2046	**	5	\$35,400	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 5%</i>								
<i>Location : YMCA Weight Room</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : YMCA Saddles</i>								

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

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								
Cast in Place Concrete	10%	0-2	\$78,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2034	\$339,100	5	\$5,800	
Gypsum Board	25%	Now	\$14,400	LIFE	**	5	\$28,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : YMCA Main Space</i>								
Masonry: Brick	15%	Now	\$117,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Wall Of YMCA Main Area</i>								
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : YMCA Main Area</i>								
Metal Panel	1%	Now	\$8,800	LIFE	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement</i>								
Plaster	20%	Now	\$399,900	LIFE	**	5	\$11,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Abandoned Area</i>								
Plaster	25%			LIFE	**	5	\$14,400	
SGFT/Glazed Masonry	1%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	4+	\$40,600	2036	**	5	\$22,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Veterans Section Of Building</i>								
Embossed Metal	15%			LIFE	**	5	\$20,500	
Exposed Struc: Concrete	10%			LIFE	**	5	\$4,700	
Exposed Struc: Steel	10%			LIFE	**			
Plaster	20%	Now	\$99,000	LIFE	**	5	\$38,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	15%	Now	\$742,600	LIFE	**	5	\$28,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Abandoned Area</i>								
Wood	15%	Now	\$44,300	LIFE	**	5	\$398,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Barrel Vault Ceiling In YMCA Section</i>								

Site Enclosure

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

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%			2051	**			
Retaining Walls								
Masonry: Fieldstone	100%			2041	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$224,700	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2036	**			
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%			2051	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room In YMCA</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2051	**	5	\$400	
Molded Case Bkrs	50%			2031	\$243,900	5	\$2,700	
Raceway								
Conduit	25%			2031	\$122,400	1		
Conduit	75%			2041	**	1		
Panelboards								
Fused Disc Sw	20%			2047	**	5	\$900	
Molded Case Bkrs	20%			2030	\$102,700	5	\$1,100	
Molded Case Bkrs	40%			2047	**	5	\$2,100	
Molded Case Bkrs	20%			2039	**	5	\$1,100	
Wiring								
Thermoplastic	50%			2041	**	1		
Thermoplastic	50%			2051	**	1		
Motor Controllers								
Locally Mounted	25%			2044	**	5	\$300	
Locally Mounted	25%			2029	\$166,700	5	\$300	
Motor Control Center	50%			2044	**	5	\$2,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	
Stand-by Power								

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

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%			2044	**	1	\$61,900	
Generators								
Diesel	100%			2040	**	1	\$78,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room In YMCA</i>						
		<i>Explanation : 300 Kilowatt Rated Capacity. Generator Is Dual Fuel Capable.</i>						
Batteries								
Lead/Acid	100%			2025	\$2,600	5	\$7,500	
Fuel Storage								
Main Tank	100%			2059	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room In YMCA</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	40%			2036	**	10	\$73,900	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2026	\$164,100	10	\$9,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Third Floor Shelter Side</i>						
		<i>Explanation : Fluorescent Fixtures Are Abandoned In Place</i>						
Fluorescent	3%			2031	\$98,500	10	\$5,500	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Second Floor Shelter Side</i>						
Fluorescent	1%			2026	\$32,800	10	\$1,800	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Second Floor Shelter Side</i>						
HID	50%	Now	\$63,900	2036	**			
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Eighty Fixtures Are Not Operational In The YMCA</i>						
LED	1%			2036	**			
Egress Lighting								
Emergency, Service	25%			2036	**	1		
Emergency, Battery	25%			2036	**	10	\$12,100	
Exit, Battery	50%			2036	**	10	\$6,800	
Exterior Lighting								
HID	3%			2031	\$30,200	10		
Incandescent	2%			2026	\$23,100	2		
No Component	95%							
Alarm								

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

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								
Security System								
No Component	50%							
Generic	50%			2039	**	1	\$37,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System Recently Installed.</i>								
<hr/>								
Fire/Smoke Detection								
No Component	25%							
Generic, Digital	75%			2036	**	1-3	\$93,000	
<hr/>								
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%			2051	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried Under Sidewalk On 15th Street</i>								
<i>Explanation : One 4,000 Gallon Oil Tank</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$199,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Dual Fuel Steam Boilers</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	25%			2031	\$1,516,800	4	\$2,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The D.H.S. Section Of The Building</i>								
Central Plant Steam Piping/Pmp	75%			2051	**	4	\$7,400	
<hr/>								
Terminal Devices								
Air Handler	70%			2036	**	1	\$87,100	
Convactor/Radiator	30%			2029	\$529,300	1	\$19,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout The D.H.S. Section Of The Building</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

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								
Conversion Equipment								
	Reciprocating Compr/Chiller	70%			2036	**	1	\$65,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Packaged Air Cooled Chillers Serve YMCA Building Side.</i>								
	Split Unit	5%			2036	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : YMCA Building Side</i>								
<i>Explanation : 4 Split Units Serve Offices In YIMCA.</i>								
	Window/Wall Unit	25%			2029	\$204,400	1	
Distribution								
	CW & CHW Wtr Pipe/Pump	70%			2051	**	4	\$6,900
	No Component	30%						
Terminal Devices								
	Air Handler/Cool/Ht	70%			2036	**	1	\$87,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : YMCA Building Side</i>								
<i>Explanation : 4 Air Handling Units Serve YMCA.</i>								
	No Component	30%						
Ventilation								
Distribution								
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$89,800
	No Component	20%						
Exhaust Fans								
	Roof	50%			2036	**	2	\$3,100
	Wall Unit	50%			2036	**	2	\$3,100
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2036	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2029	\$18,300	2	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Gas-fired Domestic Water Heaters</i>								
Sanitary Piping								
	Cast Iron	70%			LIFE	**	1	
	Cast Iron	30%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The D.H.S. Section Of The Building</i>								

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

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%	0-2	\$15,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Scuppers And Leaders On The North And South Sides Of Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter Of Building</i>								
<i>Explanation : Aluminum Scuppers And Leaders Observed</i>								
Sump Pump(s) Non-Submersible	100%			2031	\$43,200	4	\$4,300	
Backflow Preventer Generic	100%			2036	**	1	\$12,300	
Fixtures Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
Fire Suppression								
Sprinkler Generic	30%			2041	**	1-2	\$16,900	
Generic	70%			2057	**	1-2	\$39,500	
Fire Pump Generic	100%	Now	\$10,300	2034	\$206,000	1	\$33,800	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Pump Steel Anchorage Corroded And Unstable Located In Fire Pump Room</i>								
<i>Damaged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Shaft Misaligned At Fire Pump In Fire Pump Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fire Pump Room In YMCA Building Side</i>								
<i>Explanation : 2 Fire Pumps Each With A Jockey Pump.</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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : POWERS FAMILY OVERNIGHT (PATH)
Address : 346 POWERS AVENUE @ E.142 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0052.000 / 1948 **Yr Built/Renovated** : 1989 /
Area Sq Ft : 67,418 **Project Type** : HOMELESS SERVICES
Date of Survey : 16-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2572 **Lot** : 6 **BIN** : 2091301

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$866,700	\$130,800
Interior Architecture	\$62,000	\$67,900
Electrical	\$110,500	\$878,900
Mechanical	\$124,700	\$554,100
Site Pavements	\$37,500	\$56,200
Total	\$1,201,400	\$1,687,900
Importance Code A	\$866,700	\$130,800
Importance Code B	\$334,700	\$1,557,100
Total	\$1,201,400	\$1,687,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$26,600		\$31,900	
Interior Architecture	\$59,000	\$15,500		\$5,200
Electrical	\$1,900	\$2,900	\$30,600	\$1,600
Mechanical	\$22,400	\$8,300	\$14,800	\$8,300
Site Pavements	\$30,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$144,200	\$30,700	\$81,200	\$19,100
Importance Code A	\$29,900	\$3,300	\$35,400	\$3,300
Importance Code B	\$63,500	\$27,400	\$45,800	\$15,700
Importance Code C	\$50,700			
Total	\$144,200	\$30,700	\$81,200	\$19,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

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	66%	0-2	\$249,300	LIFE	**	5	\$58,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout All Facades</i>								
Pre-Cast Concrete	25%			LIFE	**	5	\$72,200	
Window Wall	9%			2052	**	5	\$30,000	
Windows								
Aluminum	100%	0-2	\$358,900	2048	**	5	\$9,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	35%	0-2	\$9,600	LIFE	**	5	\$1,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South West Roof</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Joints</i>								
Metal Panel	10%			2052	**	5	\$1,700	
Metal Rail	35%			2045	**	5-10	\$28,000	
No Component	20%							
Roof								
Metal Panel	45%			2045	**	10	\$53,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Roof Gutter</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Center Roof</i>								
Modified Bitumen	25%			2037	**	10	\$16,000	
Modified Bitumen	30%	Now	\$205,600	2042	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Drains</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Wings</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$18,200	
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.

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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

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								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$67,900	
Ceramic Tile	30%			2041	**	5	\$31,100	
Vinyl Tile	40%	0-2	\$22,300	2037	**	3	\$15,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Recent Replace Evident, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Corridor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$26,000	LIFE	**	5	\$5,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair I, J, G</i>								
Glass: Single Pane	3%			LIFE	**	5	\$3,200	
Gypsum Board	20%			LIFE	**	5	\$17,000	
Plaster	67%			LIFE	**	5	\$28,400	
Ceilings								
Exposed Struc: Concrete	30%			LIFE	**	5	\$4,900	
Gypsum Board	30%	Now	\$10,700	LIFE	**	5	\$39,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends, Stair H</i>								
Plaster	40%	Now	\$62,000	LIFE	**	5	\$26,100	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Wings</i>								
Site Enclosure								
Fence/Gates								
Chain Link	20%			2042	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	80%			LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Galvanized Steel Adhesion Issues</i>								
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$20,900	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

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%	4+	\$3,900	2035		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Activity Yard								
Rubber Matting	60%	Now	\$5,600	2032	\$56,200			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Missing Tiles</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	40%			2027	\$37,500			
<hr/>								
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%			2032	\$24,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere And One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2032	\$158,800	5	\$300	
Raceway Conduit	100%			2032	\$113,200	1		
<i>Covers Missing, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<hr/>								
Panelboards								
Fused Disc Sw	5%			2031	\$4,400	5	\$100	
Molded Case Bkrs	95%			2031	\$83,300	5	\$1,700	
<hr/>								
Wiring								
Thermoplastic	100%			2032	\$169,800	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2030	\$202,600	5	\$500	
<hr/>								
Ground								
Grounding Devices Generic	100%			LIFE		**	5	\$1,000
<hr/>								
Lighting								
Interior Lighting Fluorescent	10%			2032	\$100,200	10	\$6,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Cafeteria</i>								
LED	90%			2037		**		
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2027	\$55,300	10	\$8,100	
Emergency, Battery	50%			2027	\$55,300	10	\$8,100	

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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

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								
LED	20%			2037	**			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2027	\$12,400	1	\$2,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallway And Exit Doors</i>					
			<i>Explanation : Intrusion Alarm And Motion Sensor</i>					
Generic	10%			2032	\$12,400	1	\$2,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Inside And Outside</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	\$51,000	1-3	\$12,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobes, Bell, Horn, Pull Box Station, 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%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$33,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Gas Fired Hot Water Boilers</i>					
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$7,200	2040	**	4	\$3,300	
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement, Boiler Room. Corroded Hot Water Return Piping</i>					
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement. Boiler Room. Hot Water Return Piping Broken Insulation</i>					
Terminal Devices								
Air Handler	10%			2032	\$123,900	1	\$4,200	
Convactor/Radiator	80%			2037	**	1	\$17,400	
Fan Coil Unit/Heat	10%			2032	\$163,300	1	\$2,200	
Air Conditioning								
Energy Source								
Electricity	90%			2040	**	1		
Natural Gas	10%			2052	**	1		

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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

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								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling Split Unit	10%			2032	\$110,600	2	\$400	
Window/Wall Unit	10%			2032	\$156,400			
No Component	50%			2027	\$124,700	1		
No Component	30%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$8,800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,600	
Exhaust Fans								
Roof	95%			2037	**	2	\$2,000	
Roof	5%	Now	\$3,200	2042	**	2	\$100	
<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof, Exhaust Fan 15</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Booster Pump And Hot Water Storage Tank.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$4,600	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement. Corroded Drain Piping</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2052	**	1-2	\$18,900	
<i>No Backflow Preventer; Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Address : 151 EAST 151ST STREET NEAR WALTON AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0076.000 / 4448 **Yr Built/Renovated** : 2011 / 2011
Area Sq Ft : 76,743 **Project Type** : HOMELESS SERVICES
Date of Survey : 02-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,7,Ph
Block : 2353 **Lot** : 57 **BIN** : 2117641

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$102,900	\$206,900
Interior Architecture		\$147,900
Electrical	\$70,400	
Mechanical		\$1,599,800
Total	\$173,300	\$1,954,600
Importance Code A	\$102,900	\$206,900
Importance Code B	\$70,400	\$1,650,000
Importance Code C		\$97,600
Total	\$173,300	\$1,954,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$23,500	\$5,100
Interior Architecture	\$12,500		\$11,600	\$40,200
Electrical	\$11,900	\$9,200	\$10,600	\$8,100
Mechanical	\$19,800	\$30,200	\$32,200	\$31,700
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$70,800	\$66,100	\$104,500	\$111,700
Importance Code A	\$3,800	\$4,000	\$27,300	\$8,900
Importance Code B	\$59,600	\$62,100	\$77,200	\$102,900
Importance Code C	\$7,400			
Total	\$70,800	\$66,100	\$104,500	\$111,700



*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.*

DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

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%			LIFE	**	5	\$8,300	
Cast Stone/Terra Cotta	80%	4+	\$102,900	LIFE	**	5	\$206,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Actually Terra Cotta Panels.</i>								
Metal Panel	10%			2057	**	5-10	\$22,800	
Window Wall	5%			2057	**	5	\$6,200	
Parapets								
Cast Stone/Terra Cotta	40%			LIFE	**	5	\$9,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Exterior Parapets</i>								
<i>Explanation : This Component Is Actually Terra Cotta Panels.</i>								
Metal Panel	40%			2057	**	5	\$4,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : This Component Is Actually Fiber Glass Panels.</i>								
Metal Panel	5%			2057	**	5	\$600	
Metal Rail	15%			2048	**	5-10	\$8,400	
Roof								
IRMA/Protected Membrane	95%			2039	**	10	\$27,200	
<i>Paver Block Ballast, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stair A</i>								
Roll Roofing	5%			2032		5	\$2,400	
Soffits								
Metal Panel	100%			2057	**	5-10		
Interior								
Floors								
Carpet	2%			2030		3	\$3,400	
Cast in Place Concrete	10%			LIFE	**	5	\$25,100	
Ceramic Tile	5%			2044	**	5	\$5,700	
Terrazzo	10%			LIFE	**	5	\$9,000	
Vinyl Tile	73%			2039	**	3	\$31,400	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$14,800	
Concrete Masonry Unit	15%			LIFE	**	5	\$17,800	
Fiberglass Panel	5%			LIFE	**			
Glass: Single Pane	20%			LIFE	**	5	\$44,400	
Gypsum Board	55%			LIFE	**	5	\$97,600	

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.*

DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

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	70%			2048	**	5	\$80,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$900	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$14,400	
Wood	5%	0-2	\$5,100	LIFE	**	5	\$50,300	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 7th Floor Lobby</i>								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%			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								
Air Circuit Breaker	100%			2051	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.</i>								
Switchgear / Switchboard								
Air Circuit Breaker	20%			2051	**	5	\$100	
Molded Case Bkrs	80%			2051	**	5	\$1,600	
Raceway								
Conduit	100%			2051	**	1		
Panelboards								
Fused Disc Sw	10%			2047	**	5	\$200	
Molded Case Bkrs	90%			2047	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2051	**	1		
Motor Controllers								
Locally Mounted	20%			2044	**	5	\$100	
Variable Frequency Drive	80%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								

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.*

DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

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								
Generators								
Diesel	100%			2040	**	1	\$29,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 900 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$2,800	
Fuel Storage								
Day Tank								
	5%			2047	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank								
	95%			2059	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 8,000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	30%			2036	**	10	\$21,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Offices</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Fluorescent								
	70%			2036	**	10	\$49,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service								
	50%			2036	**	1		
Exit, LED								
	50%			2059	**	1		
Exterior Lighting								
HID								
	30%			2036	**	10	\$100	
No Component								
	70%							
Lightning Protection								
Arresters/Cabling								
Generic								
	100%			2059	**	5	\$300	
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2036	**	1	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby, Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog								
	100%			2036	**	1-3	\$47,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Alarm Bells, Manual Pull Station, Strobe Lights, Horns</i>								

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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Asset # : 4448

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2057	**	1	
Conversion Equipment							
Hot Water Boiler	100%			2044	**	1	\$37,900
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Penthouse Boiler Room</i>					
		<i>Explanation : 3 Units</i>					
Distribution							
Hot Wtr Piping/Pump	100%			2053	**	4	\$5,700
Terminal Devices							
Air Handler	100%			2036	**	1	\$47,500
Air Conditioning							
Energy Source							
Electricity	100%			2053	**	1	
Conversion Equipment							
Int Pkg Unit - Heating/Cooling	100%			2032	\$1,221,200	2	\$4,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Penthouse</i>					
		<i>Explanation : R-407c Refrigerant</i>					
Heat Rejection							
Water Cooling Tower	100%			2032	\$378,600	2	\$77,200
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,800
Exhaust Fans							
Interior	70%			2036	**	2	\$1,600
Roof	30%			2036	**	2	\$700
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2057	**	1	
Water Heater With Tanks							
Gas Fired	100%			2029	\$16,700	2	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Penthouse</i>					
		<i>Explanation : 2 Units</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Submersible	100%			2025	\$2,300	4	\$2,400
Sewage Ejector(s)							
Electric	100%			2036	**	4	\$3,100
Backflow Preventer							
Generic	100%			2039	**	1	\$4,700

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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

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	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	90%			LIFE		**	
				<i>Other Observation, Extent : Severe, Area Affected : 90%</i>				
				<i>Location : 2 Units From Basement To 7th Floor; 1 Unit From Basement To Penthouse</i>				
				<i>Explanation : 3 Units Repaired Frequently</i>				
	Hydraulic	10%			LIFE		**	
				<i>Other Observation, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Basement To 1st Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression	Standpipe							
	Generic	100%			2057		**	1-5 \$38,700
	Sprinkler							
	Generic	100%			2057		**	1-2 \$21,500
	Fire Pump							
	Generic	100%			2044		**	1 \$14,300

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : REGENT FAMILY RESIDENCE
Address : 2720 BROADWAY @ W. 104 STREET
Borough : MANHATTAN **Agency's Number** : FM18
Program / Asset # : DHS0072.000 / 4444 **Yr Built/Renovated** : 1933 / 2007
Area Sq Ft : 109,600 **Project Type** : HOMELESS SERVICES
Date of Survey : 13-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,6,17,18
Block : 1876 **Lot** : 20 **BIN** : 1056586

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,118,000	\$207,400
Interior Architecture	\$555,000	\$60,800
Electrical		\$605,500
Mechanical	\$1,926,700	\$555,800
Total	\$3,599,600	\$1,429,500
Importance Code A	\$1,211,300	\$207,400
Importance Code B	\$2,237,400	\$1,222,100
Importance Code C	\$150,900	
Total	\$3,599,600	\$1,429,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$47,300		\$13,400	
Interior Architecture	\$104,500		\$18,000	\$17,600
Electrical	\$44,100	\$11,500	\$12,600	\$10,200
Mechanical	\$11,700	\$22,000	\$25,900	\$25,400
Site Pavements	\$3,000			
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
Total	\$263,800	\$86,800	\$123,200	\$106,500
Importance Code A	\$47,500	\$10,900	\$24,300	\$10,900
Importance Code B	\$193,700	\$75,900	\$99,000	\$95,700
Importance Code C	\$22,600			
Total	\$263,800	\$86,800	\$123,200	\$106,500



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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

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	\$192,700	
Masonry: Brick	90%	Now	\$892,700	LIFE	**	5	\$111,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Upper Roof</i>								
Windows								
Aluminum	100%	Now	\$128,900	2050	**	5	\$13,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5-10	\$18,700	
Metal Panel	5%			2060	**	5	\$700	
Metal Rail	20%			2047	**	5-10	\$13,200	
Roof								
Copper/Terne	50%	Now	\$28,500	2049	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Bulkhead</i>								
Metal Panel	10%			2047	**	10	\$5,400	
Modified Bitumen	27%			2039	**	10	\$8,000	
Roll Roofing	10%			2030	\$18,800	5	\$4,900	
Skylight, Metal/Glass	3%			2044	**	10	\$3,000	

Interior

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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

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	14%			2033	\$362,000	3	\$31,400	
Cast in Place Concrete	5%			LIFE	**	5	\$32,700	
Ceramic Tile	5%			2043	**	5	\$7,500	
Steel Plate	2%	Now	\$199,800	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Stair</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Stair</i>								
Vinyl Tile	74%	Now	\$59,800	2039	**	3	\$41,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Apartments Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartments Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$19,700	2037	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms In Dormitories</i>								
Gypsum Board	45%			LIFE	**	5-10	\$112,100	
Marble Panels	5%			LIFE	**	10	\$2,900	
Plaster	45%	Now	\$78,400	LIFE	**	5	\$19,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Exit Stair, Basement, Apartments Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Apartments Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Apartments Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2047	**	5	\$15,000	
Exposed Struc: Concrete	10%			LIFE	**	5-10	\$18,700	
Gypsum Board	15%			LIFE	**	5-10	\$77,200	
Plaster	65%	Now	\$144,500	LIFE	**	5	\$60,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Apartments Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement, Apartments Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Apartments Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,000	2047	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

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%			2060	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2060	**	5	\$500	
Raceway								
Conduit	40%			2034	\$69,500	1		
Conduit	60%			2060	**	1		
Panelboards								
Fused Disc Sw	15%			2050	**	5	\$400	
Molded Case Bkrs	85%			2056	**	5	\$2,500	
Wiring								
Braided Cloth	10%	2-4	\$26,500	2059	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2034	\$39,700	1		
Thermoplastic	75%			2060	**	1		
Motor Controllers								
Locally Mounted	80%			2032	\$254,700	5	\$600	
Locally Mounted	20%			2047	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	
Lighting								
Interior Lighting								
Fluorescent	5%			2029	\$81,400	10	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2039	**	10	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
<i>Explanation : Fixtures Are T-8 Lamps Type. They Are In Satisfactory Condition.</i>								
Fluorescent	50%			2039	**	10	\$50,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	35%			2042	**			
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$13,200	
Exit, Battery	50%			2039	**	10	\$3,700	
Exterior Lighting								
HID	20%			2029	\$99,900	10	\$100	
No Component	80%							

Alarm

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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

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

Security System
Generic

100%
2042 * * 1 \$40,900
Other Observation, Extent : Light, Area Affected : 100%
Location : Exterior And Interior
Explanation : Cameras Security System Only

Fire/Smoke Detection
Generic, Digital

100% 2042 * * 1-3 \$67,500

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% 2044 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 5,000 Gallon Oil Tank

Conversion Equipment
Steam Boiler

100% 0-2 \$93,300 2039 * * 1 \$97,700
Broken, Extent : Moderate, Area Affected : 50%
Location : Basement. One Boiler Is Not Working Due To Broken Refractory
Other Observation, Extent : Light, Area Affected : 100%
Location : Boiler Room
Explanation : 2 Units

Distribution
Central Plant Steam
Piping/Pmp

100% 0-2 \$1,505,000 2044 * * 4 \$5,400
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Throughout. Steam Traps On Extended Life
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%
Location : Throughout. Steam Traps Malfunctioning

Terminal Devices

Convactor/Radiator

100% 2039 * * 1 \$35,400

Air Conditioning

Energy Source
Electricity

100% 2050 * * 1

Conversion Equipment
Split Unit

2% 2039 * *
Other Observation, Extent : Light, Area Affected : 2%
Location : 2nd Floor Roof Set Back
Explanation : Serves First Floor Waiting Rooms

Window/Wall Unit
No Component

20% 2032 \$81,100 1
78%

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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

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								
Heat Rejection								
Air Cooled Condenser Unit	10%	0-2	\$300	2034	\$6,800	2	\$6,100	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement. Leaking Condenser</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$9,700	
No Component	90%							
Exhaust Fans								
Interior	100%	Now	\$142,400	2034	\$474,700	2	\$2,700	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%			2044	**	4	\$10,800	
Sanitary Piping								
Cast Iron	100%	0-2	\$134,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement. Blockage, Clogged Waste Line</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement. Leaking Waste Line</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2027	\$3,300	4	\$3,500	
Backflow Preventer								
Generic	100%			2039	**	1	\$6,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 18th Floor, One Unit From 1st To 18th Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$55,300	
Sprinkler								
No Component	80%							
Generic	20%			2044	**	1-2	\$6,100	

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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

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
Fire Suppression	Fire Pump							
	Generic	100%	0-2	\$51,100	2037	**	1	\$18,400
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement. Fire Pump Is Not Working</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Roof.</i>								
<i>Explanation : Installed Four Years Ago</i>								

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : ROSE MCCARTHY RESIDENCE
Address : 882 DUMONT AVENUE @BARBEY STREET
Borough : BROOKLYN **Agency's Number** : FK26
Program / Asset # : DHS0084.000 / 4456 **Yr Built/Renovated** : 1923 / 2009
Area Sq Ft : 17,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 23-Feb-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4077 **Lot** : 24 **BIN** : 3090429

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$58,200	\$134,800
Electrical		\$252,600
Mechanical		\$653,300
Total	\$58,200	\$1,040,600
Importance Code A		\$176,400
Importance Code B	\$58,200	\$864,200
Total	\$58,200	\$1,040,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$104,500		\$11,300	
Interior Architecture	\$71,800		\$3,700	\$600
Electrical	\$2,100	\$1,600	\$2,100	\$1,600
Mechanical	\$7,900	\$2,500	\$19,400	\$40,900
Site Pavements	\$2,400			
Total	\$188,700	\$4,000	\$36,600	\$43,100
Importance Code A	\$105,300	\$800	\$12,200	\$800
Importance Code B	\$63,600	\$3,200	\$24,500	\$42,300
Importance Code C	\$19,800			
Total	\$188,700	\$4,000	\$36,600	\$43,100



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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

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	42%	Now	\$30,600	LIFE	**	5	\$7,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Front Facade By Windows</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Stucco Cement	50%			2047	**	5	\$22,700	
Window Wall	3%			2054	**	5	\$2,000	
Windows								
Aluminum	90%	Now	\$27,500	2042	**	5	\$3,000	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
Metal Clad	10%	Now	\$32,100	2059	**	5	\$2,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$6,400	
Masonry: Brick	20%			LIFE	**	5-10	\$6,200	
Metal Panel	5%			2054	**	5	\$900	
Stucco Cement	70%			2039	**	5	\$8,200	
Roof								
Modified Bitumen	95%	4+	\$3,600	2039	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	5%			2054	**	10	\$3,000	
Soffits								
Stucco Cement	100%			2039	**	5	\$1,500	

Interior

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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

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	\$16,400	
Ceramic Tile	5%	Now	\$1,400	2043	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartment Bathrooms</i>								
Quarry Tile	20%			2047	**	5	\$7,500	
Vinyl Tile	20%	Now	\$2,700	2034	\$134,800	3	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throguhout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Wood	40%	0-2	\$58,200	2049	**	5	\$9,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Apartments</i>								
Interior Walls								
Ceramic Tile	20%	Now	\$4,800	2043	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,800	
Gypsum Board	45%			LIFE	**	5-10	\$17,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Apartments At Window Heads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Apartments At Window Heads</i>								
Masonry: Fieldstone	5%			LIFE	**	10	\$400	
Plaster	20%			LIFE	**	5-10	\$3,800	
Ceilings								
AcousTileSusp.Lay-In	20%			2039	**	5	\$5,000	
Gypsum Board	70%			LIFE	**	5-10	\$60,100	
Plaster	10%	Now	\$1,500	LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry Vestibule And Stair Bulkhead</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	**			
Retaining Walls								
Cast in Place Concrete	100%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$2,400	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Dumont Avenue Side</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2039	**			

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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

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	65%			2039	**			
Rubber Matting	35%			2034				

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	50%			2044	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For The House.</i>								

Fused Disc Sw	50%			2044	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Day Care.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2044	**	5	\$100	
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Raceway

Conduit	100%			2044	**	1		
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Panelboards

Molded Case Bkrs	90%			2042	**	5	\$400	
Molded Case Bkrs	10%			2059	**	5		

Wiring

Thermoplastic	95%			2044	**	1		
Thermoplastic	5%			2060	**	1		

Motor Controllers

Locally Mounted	100%			2039	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$500	
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Lighting

Interior Lighting

Fluorescent	2%			2029	\$5,100	10	\$300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Fluorescent	98%			2034	\$247,600	10	\$15,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairway, Hallway, Daycare And Offices</i>								

Egress Lighting

Emergency, Battery	50%			2042	**	10	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : LED Lighting Fixtures Installed In 2018</i>								

Exit, LED	50%			2069	**	1		
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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

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 LED	20%			2042	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : LED Lighting Fixtures</i>								
No Component	80%							
Alarm								
Security System Generic	100%			2039	**	1	\$6,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior And Interior Of The Building</i>								
<i>Explanation : Cameras Security System</i>								
Fire/Smoke Detection Generic, Digital	100%			2039	**	1-3	\$10,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Pull Station Strobes And Sound Speakers</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 Hot Water Boiler	100%			2032	\$176,400	1	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units Multi-temperature</i>								
Distribution Hot Wtr Piping/Pump	100%			2042	**	4	\$1,300	
Terminal Devices Convactor/Radiator	100%			2039	**	1	\$5,500	
Controls Digital	100%			2029	\$476,900			
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	15%			2028	\$39,400	2	\$200	
Window/Wall Unit	25%			2027	\$15,700	1		
No Component	60%							
Distribution Ductwork/Diffusers	15%			LIFE	**	2	\$4,100	
No Component	85%							

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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

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								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,000	
Exhaust Fans								
Roof	30%			2029	\$9,700	2	\$200	
No Component	70%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	**	1		
Water Heater With Tanks								
Gas Fired	100%			2032	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Water Backup When Heavy Raining</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	\$3,300	4	\$500	
Sewage Ejector(s)								
Electric	100%			2034	\$8,700	4	\$1,000	
Backflow Preventer								
Generic	100%			2034	\$7,400	1	\$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2044	**	1-2	\$200	

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : ROSE MCCARTHY RESIDENCE
Address : 900 DUMONT AVENUE @JEROME STREET
Borough : BROOKLYN **Agency's Number** : FK26
Program / Asset # : DHS0084.010 / 4462 **Yr Built/Renovated** : 1923 / 2015
Area Sq Ft : 16,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 23-Feb-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4077 **Lot** : 28 **BIN** : 3090430

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$65,500	\$101,100
Electrical		\$237,800
Mechanical		\$448,800
Total	\$65,500	\$787,600
Importance Code B	\$65,500	\$787,600
Total	\$65,500	\$787,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$85,700		\$11,800	
Interior Architecture	\$30,600		\$4,400	\$500
Electrical	\$1,700	\$1,500	\$2,000	\$1,500
Mechanical	\$2,000	\$1,800	\$16,800	\$26,200
Site Pavements	\$3,300			
Total	\$123,200	\$3,300	\$34,900	\$28,100
Importance Code A	\$86,500	\$800	\$12,600	\$800
Importance Code B	\$26,700	\$2,500	\$22,300	\$27,300
Importance Code C	\$10,100			
Total	\$123,200	\$3,300	\$34,900	\$28,100



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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

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	40%	Now	\$29,200	LIFE	**	5	\$7,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Apartments By Windows</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Stucco Cement	52%			2047	**	5	\$23,600	
Window Wall	3%			2054	**	5	\$2,000	
Windows								
Aluminum	90%	Now	\$13,700	2042	**	5	\$3,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Windows</i>								
Metal Clad	10%	0-2	\$32,100	2059	**	5	\$2,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$6,400	
Masonry: Brick	20%			LIFE	**	5-10	\$6,200	
Metal Panel	5%			2054	**	5	\$900	
Stucco Cement	70%			2039	**	5	\$8,200	
Roof								
Modified Bitumen	95%			2039	**	10	\$16,900	
Skylight, Metal/Glass	5%			2054	**	10	\$3,000	
Soffits								
Stucco Cement	100%			2039	**	5	\$1,500	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$16,400	
Ceramic Tile	5%			2037	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Apartment Bathrooms</i>								
Quarry Tile	20%			2047	**	5	\$7,500	
Vinyl Tile	15%	Now	\$5,100	2034	\$101,100	3	\$1,400	
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor</i>								
Wood	45%	4+	\$65,500	2049	**	5	\$10,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Apartments</i>								

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DEPT. OF HOMELESS SERVICES - 071

ROSE MCCARTHY RESIDENCE

Asset #: 4462

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	15%	Now	\$3,600	2037	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Apartment Bathrooms</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,800	
Gypsum Board	50%	Now	\$3,100	LIFE	**	5	\$6,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various 4th Floor Apartments By Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various 4th Floor Apartments By Windows</i>								
Masonry: Fieldstone	10%			LIFE	**	10	\$900	
Plaster	15%	Now	\$1,600	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2039	**	5	\$3,700	
Gypsum Board	85%	Now	\$7,300	LIFE	**	5	\$26,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various 4th Floor Apartments By Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various 4th Floor Apartments By Windows</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	**			
Retaining Walls								
Cast in Place Concrete	90%			2054	**			
Masonry: Fieldstone	10%			2044	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$3,300	2039	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Dumont Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2039	**			
Activity Yard								
Cast in Place Concrete	70%			2039	**			
Rubber Matting	30%			2034				

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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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

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 : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere And 100 Ampere Main Disconnect Switch For The House And Laundry</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$100	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$400	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	85%			2034	\$202,100	10	\$12,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Offices</i>								
Fluorescent	15%			2034	\$35,700	10	\$2,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building, Apartment Unit</i>								
Egress Lighting								
Emergency, Battery	50%			2042	**	10	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Lighting Fixtures Installed In 2018.</i>								
Exit, LED	50%			2069	**	1		
Exterior Lighting								
LED	20%			2042	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : Lighting Fixtures Installed In 2018.</i>								
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$6,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior And Interior Of The Building.</i>								
<i>Explanation : Cameras Security System.</i>								

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ROSE MCCARTHY RESIDENCE
Asset # : 4462

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% 2039 * * 1-3 \$9,900

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

Location : Throughout The Building.

Explanation : Smoke Detectors, Pull Station Strobes And Sound Speakers.

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

Hot Water Boiler

100% 2039 * * 1 \$7,900

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

Location : Boiler Room

Explanation : 3 Units Multi-temperature

Distribution

Hot Wtr Piping/Pump

100% 2042 * * 4 \$1,200

Terminal Devices

Convactor/Radiator

100% 2039 * * 1 \$5,200

Controls

Digital

100% 2032 \$448,800

Air Conditioning

Energy Source

Electricity

100% 2042 * * 1

Conversion Equipment

Interior Pkg Unit -
Cooling

10% 2028 \$24,700 2 \$100

Window/Wall Unit

25% 2027 \$14,800 1

No Component

65%

Distribution

Ductwork/Diffusers

10% LIFE * * 2 \$2,600

No Component

90%

Plumbing

H/C Water Piping

Galvanized Steel

100% 2039 * * 1

Water Heater With Tanks

Gas Fired

100% 2029 \$16,700 2

Sanitary Piping

Cast Iron

100% LIFE * * 1

Storm Drain Piping

Cast Iron

100% LIFE * * 1

Backflow Preventer

Generic

100% 2034 \$7,000 1 \$1,000

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

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

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								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2044	**	1-2	\$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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : SAMARITAN FORBELL
Address : 338 FORBELL STREET @ SUTTER AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0066.000 / 3016 **Yr Built/Renovated** : 1979 / 2005
Area Sq Ft : 43,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-May-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4258 **Lot** : 36 **BIN** : 3095610

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$529,100	\$88,000
Interior Architecture	\$407,800	\$95,300
Electrical	\$191,700	\$906,100
Mechanical	\$1,525,200	\$1,516,300
Total	\$2,653,900	\$2,605,800
Importance Code A	\$529,100	\$1,181,000
Importance Code B	\$2,029,900	\$1,329,500
Importance Code C	\$94,800	\$95,300
Total	\$2,653,900	\$2,605,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$20,700			\$2,900
Interior Architecture	\$102,100	\$2,600		\$36,300
Electrical	\$4,000	\$4,600	\$4,800	\$55,200
Mechanical	\$10,100	\$4,000	\$26,200	\$13,300
Site Pavements	\$22,200			
Total	\$159,100	\$11,200	\$31,000	\$107,700
Importance Code A	\$24,700		\$4,000	\$3,000
Importance Code B	\$90,500	\$11,200	\$27,000	\$104,800
Importance Code C	\$43,900			
Total	\$159,100	\$11,200	\$31,000	\$107,700



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.

DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

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	100%	Now	\$353,900	LIFE	**	5	\$88,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$175,200	2041	**	5	\$4,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$13,500	
Metal Panel	10%			2053	**	5	\$5,800	
Roof								
Modified Bitumen	100%	2-4	\$20,700	2038	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$15,500	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$28,300	LIFE	**	5	\$7,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$18,800	2042	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms And Showers</i>								
Quarry Tile	5%			2046	**	5	\$5,100	
Vinyl Tile	85%	2-4	\$313,000	2038	**	3	\$21,800	
<i>Uneven Substrate, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</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.

DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

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								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	Now	\$94,800	2042	**	5	\$4,400	
<i>Adhesion Failure, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bathrooms</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bathrooms</i>								
Gypsum Board	9%	Now	\$21,700	LIFE	**	5	\$9,500	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Conference And Dining Room</i>								
Gypsum Board	81%			LIFE	**	5	\$85,800	
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$33,200	2038	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	85%			2038	**	5	\$58,000	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$4,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	**			
Retaining Walls								
Cast in Place Concrete	100%			2068	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Side Of Building</i>								
Parking/Driveway								
Asphalt	100%	Now	\$22,200	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, At Dry Wells</i>								

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

DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

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

Asphalt

100% 2042 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**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	

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2033 \$22,100 5 \$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100% 2033 \$127,000 5 \$200

Raceway

Conduit

90% 2043 * * 1

Conduit

10% 2053 * * 1

Panelboards

Fused Disc Sw

5% 2032 \$2,900 5 \$100

Molded Case Bkrs

85% 2041 * * 5 \$1,000

Molded Case Bkrs

10% 2049 * * 5 \$100

Wiring

Thermoplastic

90% 2043 * * 1

Thermoplastic

10% 2053 * * 1

Motor Controllers

Locally Mounted

100% 2031 \$144,700 5 \$300

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$600

Lighting

Interior Lighting

Fluorescent

30% 2028 \$191,700 10 \$11,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent

68% 2033 \$434,500 10 \$26,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

2% 2033 \$12,800 10 \$800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Compact Fluorescent Lights*

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DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

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								
Egress Lighting								
Emergency, Battery	50%			2033	\$35,200	10	\$5,200	
Exit, Service	50%			2033	\$9,100	1		
Exterior Lighting								
HID	20%			2028	\$39,200	10		
LED	10%			2041	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	\$78,800	1	\$16,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Hallways, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2033	\$108,300	1-3	\$26,500	
		<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								
Electricity	100%			2043	**	1		
Conversion Equipment								
Radiant Heater	100%			2033	\$1,093,000	2	\$19,900	
Terminal Devices								
Air Handler	100%			2028	\$790,300	1	\$26,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	60%			2033	\$423,400	2	\$1,600	
Split Unit	40%			2028	\$398,900			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$55,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,000	
Exhaust Fans								
Interior	90%			2028	\$167,600	2	\$1,200	
Roof	10%			2028	\$8,100	2	\$100	
Plumbing								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping	Galvanized Steel	100%			2038	* *	1		
Water Heater With Tanks	Electric	50%			2028	\$57,700	4		
				<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
				<i>Location : Basement</i>					
				<i>Explanation : Two 120 Gallon Water Heaters</i>					
	Electric	50%			2026	\$57,700	4		
				<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
				<i>Location : Basement</i>					
				<i>Explanation : Two 120 Gallon Water Heaters</i>					
Sanitary Piping	Cast Iron	100%	Now	\$52,900	LIFE	* *	1		
				<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : Second Floor And 3rd Floor Main Bathrooms</i>					
Storm Drain Piping	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)	Electric	100%			2033	\$22,000	4	\$2,600	
				<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>					
				<i>Location : Roughly 10 Years Old In Basement</i>					
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler	Generic	100%			2043	* *	1-2	\$12,000	
Chemical System	No Component	95%							
	Generic	5%			2028	\$800	1-3	\$4,300	
				<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
				<i>Location : Kitchen</i>					
				<i>Explanation : 21 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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES
Address : 1215-1225 SENECA AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0060.000 / 2595 **Yr Built/Renovated** : 1920 / 2005
Area Sq Ft : 77,940 **Project Type** : HOMELESS SERVICES
Date of Survey : 23-Feb-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2761 **Lot** : 43 **BIN** : 2006338

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,323,300	\$53,400
Interior Architecture	\$1,322,300	\$1,241,500
Electrical	\$1,096,000	\$1,047,900
Mechanical	\$1,548,800	\$1,093,100
Site Pavements		\$170,300
Total	\$5,290,400	\$3,606,200
Importance Code A	\$2,035,100	\$53,400
Importance Code B	\$3,041,900	\$3,459,000
Importance Code C	\$213,400	\$93,700
Total	\$5,290,400	\$3,606,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,500			\$15,300
Interior Architecture				\$4,500
Electrical	\$7,300	\$10,300	\$7,300	\$20,000
Mechanical	\$600	\$6,900	\$12,600	\$82,400
Site Enclosure	\$43,200			
Site Pavements	\$27,800			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$102,300	\$22,200	\$24,800	\$127,100
Importance Code A	\$18,900	\$3,900	\$3,900	\$19,300
Importance Code B	\$30,600	\$18,300	\$20,900	\$107,800
Importance Code C	\$52,800			
Total	\$102,300	\$22,200	\$24,800	\$127,100



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

DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

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	45%	Now	\$329,000	LIFE	**	5	\$40,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Metal Fire Escapes</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Storage Wall At Main Entrance</i>								
<i>Graffiti, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Side</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout South Side</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : B And C Line At East Facade</i>								
Masonry: Limestone	3%			LIFE	**	5	\$2,000	
Metal Panel	5%			2043	**	5-10	\$31,300	
Stucco Cement	47%	Now	\$236,300	2038	**	5	\$53,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout North Side</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout North Side</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Sill</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Side</i>								
<i>Explanation : Rusting Fire Escapes</i>								
Windows								
Aluminum	94%	Now	\$245,000	2041	**	5	\$13,200	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Crack/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$68,500	2058	**	5	\$4,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Metal Louvers	1%	2-4	\$15,200	2048	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Side</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.

DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

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								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,300	LIFE	**	5	\$2,900	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	40%			LIFE	**	5	\$3,000	
Metal Panel	30%			2043	**	5	\$8,700	
Stucco Cement	25%			2038	**	5	\$4,800	
Roof								
Modified Bitumen	97%	Now	\$444,500	2043	**			
		<i>Blisters, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
		<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
		<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
Skylight, Metal/Glass	3%			2043	**	10	\$4,300	

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.*

DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

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	5%			LIFE	**	5	\$13,200	
			<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Ceramic Tile	10%	Now	\$66,300	2036	**	5	\$6,000	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 1st And 2nd Floor Throughout</i>					
			<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	30%	Now	\$195,000	2033	\$975,100	3	\$13,600	
			<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Wood	55%	Now	\$771,900	2048	**	5	\$62,100	
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : At Apartments</i>					
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout Apartments</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout Apartments</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : At Apartments</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$11,400	
Gypsum Board	55%	2-4	\$213,400	LIFE	**	5	\$93,700	
			<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Apartments 5f And 4f</i>					
Masonry: Brick	5%			LIFE	**			
Plaster	30%			LIFE	**	5	\$25,600	
Ceilings								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	75%	Now	\$75,600	LIFE	**	5	\$110,600	
			<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Plaster	20%			LIFE	**	5	\$14,700	

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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

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%	2-4	\$43,200	2053		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2053		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$6,800	2038		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$9,600	2038		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Cast in Place Concrete	50%	4+	\$11,400	2038		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Rubber Matting	50%			2033	\$170,300			

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		**	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Main Service Switch Rated At 2,000 Amperes For Apartments, One 600 Ampere Main Switch For Corridors</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$158,800	5	\$300	
Raceway								
Conduit	100%			2033	\$113,200	1		
Panelboards								
Molded Case Bkrs	100%			2041		**	\$2,100	
Wiring								
Thermoplastic	100%			2033	\$169,800	1		
Motor Controllers								
Locally Mounted	100%			2031	\$231,500	5	\$500	

Ground

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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

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	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	\$231,600	10	\$14,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Corridors, Staircases, Offices</i>						
Incandescent	80%			2028	\$1,025,000	2	\$1,400	
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$9,400	
Exit, Battery	50%			2038	**	10	\$2,600	
Exterior Lighting								
HID	20%			2028	\$71,000	10		
LED	10%			2038	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	\$142,900	1	\$29,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$48,000	
Mechanical								
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%			2053	**	1		
Conversion Equipment								
Hot Water Boiler	88%	2-4	\$711,800	2053	**	1	\$30,500	
		<i>Corroded, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Boiler Room</i>						
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 10 Units</i>						
Hot Water Boiler	12%			2038	**	1	\$4,600	
Distribution								
Hot Wtr Piping/Pump	100%	2-4	\$166,500	2058	**	4	\$3,800	
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						

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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

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%	2-4	\$311,200	2038	**	1	\$22,700	
			<i>Damaged, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Radiator Covers Throughout</i>					
Controls								
Digital	50%			2031	\$1,093,100			
Electrical	50%			2028	\$211,600			
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2028	\$28,800	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$43,500	
Exhaust Fans								
Roof	100%			2028	\$147,700	2	\$2,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2028	\$31,600	2		
Hot Water Storage Tank								
Generic	100%			2028	\$15,000	1		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 900 Gallons</i>					
Vertical Transport								
Elevators								
Hydraulic	10%			LIFE	**			
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement To Ground Floor</i>					
			<i>Explanation : 1 Freight</i>					
No Component	90%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	**	1-2	\$1,100	

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

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** : HOMELESS SERVICES
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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$164,800	\$103,800
Interior Architecture	\$1,003,600	
Electrical	\$170,300	\$559,800
Mechanical	\$408,700	\$537,200
Total	\$1,747,400	\$1,200,900
Importance Code A	\$164,800	\$347,700
Importance Code B	\$1,508,900	\$853,100
Importance Code C	\$73,700	
Total	\$1,747,400	\$1,200,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$5,200			\$500
Interior Architecture	\$69,900		\$2,800	\$13,300
Electrical	\$40,800	\$2,800	\$3,600	\$49,900
Mechanical	\$106,400	\$7,800	\$7,800	\$9,900
Site Pavements	\$2,900			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$248,800	\$34,300	\$37,900	\$97,300
Importance Code A	\$29,600	\$2,800	\$2,800	\$3,400
Importance Code B	\$193,700	\$31,500	\$33,300	\$93,900
Importance Code C	\$25,600		\$1,700	
Total	\$248,800	\$34,300	\$37,900	\$97,300



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DEPT. OF HOMELESS SERVICES - 071
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	\$164,800	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	\$5,200	2033			\$103,800		
<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	\$7,100	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+	\$804,300	2043	**	3	\$11,200		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Auditorium</i>									
Wood	15%	4+	\$37,200	2048	**	5	\$6,000		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Auditorium Stage</i>									
Interior Walls									
Cast in Place Concrete	5%	Now	\$25,600	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+	\$73,700	LIFE	**	5	\$18,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Auditorium Backstage, Basement</i>									

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DEPT. OF HOMELESS SERVICES - 071
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	\$62,300	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	\$63,200	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	\$2,900	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	\$14,700	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	\$57,200	5	\$100	
Fused Knife Sw	40%	2-4	\$38,100	2063	**	5		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	100%			2033	\$40,300	1		
Panelboards								
Fused Disc Sw	5%			2032	\$1,900	5		
Molded Case Bkrs	95%			2032	\$37,000	5	\$700	
Wiring								
Thermoplastic	100%			2033	\$56,900	1		
Motor Controllers								
Locally Mounted	100%			2031	\$86,800	5	\$200	
Ground								

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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting Fluorescent	25%			2033	\$106,500	10	\$6,600	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
Fluorescent	40%			2028	\$170,300	10	\$10,500	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Apartment Rooms</i>					
Fluorescent	30%			2033	\$127,800	10	\$7,900	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Incandescent	5%			2028	\$23,600	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	\$23,500	10	\$3,500	
	50%			2033	\$6,000	1		
Exterior Lighting HID LED No Component	10%			2028	\$13,100	10		
	10%			2038	**			
	80%							
Alarm								
Security System Generic	100%			2033	\$52,500	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	\$72,200	1-3	\$17,700	

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 Interruptible Gas/Dual Fuel	100%			2043	**	1		

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DEPT. OF HOMELESS SERVICES - 071
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	
Heating								
Conversion Equipment Steam Boiler	100%	0-2	\$24,400	2031	\$244,000	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 : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$39,400	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	\$21,100	2033	\$210,700	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	\$82,600	1	\$2,700	
Window/Wall Unit	75%			2028	\$79,500	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	\$17,900	2038	**	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Water Heater With Tanks								
Gas Fired	100%			2031	\$33,400	2		
<i>Other Observation, Extent : Light, 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		

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.

DEPT. OF HOMELESS SERVICES - 071
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	
Plumbing								
Sump Pump(s) Submersible	100%			2026	\$900	4	\$900	
Pool Filter/Treatment Sand	100%	2-4	\$329,100	2053	**	4	\$1,200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%			2033	\$14,700	4	\$1,700	
Backflow Preventer Generic	100%			2033	\$12,500	1	\$1,800	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
<i>Other Observation, Extent : Light, 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	**	1	\$5,400	

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : SPRINGFIELD FAMILY RESIDENCE
Address : 146-80 GUY R. BREWER BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0056.000 / 2670 **Yr Built/Renovated** : 1990 / 2020
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 11-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 13307 **Lot** : 91 **BIN** : 4430508

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$319,100	\$65,100
Interior Architecture	\$108,900	\$84,100
Electrical		\$395,100
Mechanical	\$789,700	\$418,200
Total	\$1,217,700	\$962,500
Importance Code A	\$630,100	\$65,100
Importance Code B	\$587,600	\$897,400
Total	\$1,217,700	\$962,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$19,500	\$53,100		
Interior Architecture		\$5,400	\$2,200	\$10,100
Electrical	\$6,600	\$7,600	\$5,700	\$42,600
Mechanical	\$36,100	\$9,300	\$13,100	\$29,000
Site Enclosure	\$22,000			
Site Pavements	\$18,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$106,800	\$79,400	\$25,000	\$85,600
Importance Code A	\$20,900	\$56,100	\$3,000	\$3,100
Importance Code B	\$52,200	\$17,900	\$22,000	\$82,500
Importance Code C	\$33,700	\$5,400		
Total	\$106,800	\$79,400	\$25,000	\$85,600



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.

DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY RESIDENCE
Asset # : 2670

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	95%	4+	\$262,000	LIFE	**	5	\$65,100	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : All Facades</i>								
Stucco Cement	5%			2046	**	5	\$8,600	
Windows								
Aluminum	100%	4+	\$10,700	2041	**	5	\$2,300	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Air Infiltration And Water Penetration Repaired</i>								
Parapets								
Metal: Cage/Fence	100%			2046	**	5-10	\$83,800	
Roof								
Built-Up (BUR)	65%			2038	**	10	\$57,100	
Metal Panel	35%	0-2	\$8,800	2046	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 2%</i>								
<i>Location : Hip Roof North Of Main Building</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,800	
Ceramic Tile	5%			2042	**	5	\$4,500	
Vinyl Tile	90%	4+	\$108,900	2038	**	3	\$30,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridors And Maintenance Rooms</i>								
Interior Walls								
Ceramic Tile	10%			2036	**	5	\$10,700	
Concrete Masonry Unit	13%			LIFE	**	5	\$5,600	
Gypsum Board	77%			LIFE	**	5	\$49,500	
<i>Other Observation, Extent : N/A, Area Affected : 1%</i>								
<i>Location : Rooms 208-216</i>								
<i>Explanation : Water Penetration Repaired</i>								
Ceilings								
Exposed Struc: Concrete	5%			LIFE	**	5	\$700	
Gypsum Board	75%			LIFE	**	5	\$84,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Activity Room</i>								
Plaster	20%			LIFE	**	5	\$11,200	
Site Enclosure								

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY RESIDENCE
Asset # : 2670

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	100%	Now	\$22,000	2053		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Random Locations Throughout</i>								
<i>Impact Damage, Extent : Light, Area Affected : 1%</i>								
<i>Location : Rear Parking Area</i>								
Retaining Walls								
Cast in Place Concrete	100%			2068		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$7,000	2046		**		
<i>Misaligned/Bulging, Extent : Light, Area Affected : 1%</i>								
<i>Location : Brewer Boulevard</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$11,700	2046		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Rear Paring Area</i>								
Activity Yard								
Cast in Place Concrete	40%			2046		**		
Cast in Place Concrete	60%			2046		**		

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	\$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%			2043		**	5	\$300
Raceway								
Conduit	100%			2043		**	1	
Panelboards								
Fused Disc Sw	5%			2041		**	5	\$100
Molded Case Bkrs	95%			2041		**	5	\$1,500
Wiring								
Thermoplastic	100%			2043		**	1	
Motor Controllers								
Locally Mounted	100%			2038		**	5	\$400
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$900
Lighting								

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY RESIDENCE
Asset # : 2670

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	60%			2038	**	10	\$33,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2038	**	10	\$2,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	35%			2033	\$311,700	10	\$19,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2033	\$49,100	10	\$7,200	
Exit, Battery	50%			2033	\$41,500	10	\$2,000	
Exterior Lighting								
HID	30%			2033	\$83,400	10	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rooftop Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	70%							
Lightning Protection								
Arresters/Cabling Generic	25%	4+	\$900	2048	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Roof</i>								
<i>Explanation : Needs To Be Resecured</i>								
Generic	75%			2048	**	5	\$1,300	
Alarm								
Security System Generic	100%			2038	**	1	\$22,800	
Fire/Smoke Detection Generic, Digital	100%			2038	**	1-3	\$37,600	

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		

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY RESIDENCE
Asset # : 2670

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	50%			2038	**	1	\$14,800	
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Of 2 Units</i>								
Hot Water Boiler	50%	2-4	\$311,000	2053	**	1	\$13,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Of 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2041	**	4	\$4,400	
Terminal Devices Air Handler	25%	Now	\$27,500	2033	\$275,400	1	\$8,300	
<i>Broken, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : One Unit In Basement Women Locker Room</i>								
Convactor/Radiator	75%			2038	**	1	\$14,500	
Controls Electrical	100%			2028	\$331,200			
Air Conditioning								
Energy Source Electricity	100%			2041	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%	Now	\$147,500	2043	**	2	\$400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North And South Roofs</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : North And South Roofs</i>								
<i>Explanation : 2 Units Serving Corridors</i>								
Split Unit	5%			2041	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Serves Recreational Area, Lower Roof</i>								
Window/Wall Unit	10%			2028	\$22,200	1		
No Component	70%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,400	
Exhaust Fans Interior	20%			2033	\$51,900	2	\$400	
Roof	80%			2033	\$90,900	2	\$1,500	
Plumbing								
H/C Water Piping Brass/Copper	100%			2043	**	1		

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**DEPT. OF HOMELESS SERVICES - 071
 SPRINGFIELD FAMILY RESIDENCE
 Asset # : 2670**

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								
HW Heat Exchanger HTHW/HW	100%			2043	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2026	\$1,800	4	\$1,900	
Sewage Ejector(s) Electric	100%			2033	\$31,200	4	\$3,600	
Backflow Preventer Generic	100%			2033	\$26,100	1	\$3,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Water Meter And Sprinkler Room</i>								
<i>Explanation : Backflow Prevention Devices For Fire Sprinkler Service And Domestic Water Service.</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Cellar To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler Generic	100%			2043	**	1-2	\$16,800	

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE
Address : 100 CENTRAL AVENUE @ SLOSSON TERR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DHS0046.000 / 1944 **Yr Built/Renovated** : 1937 / 1987
Area Sq Ft : 26,134 **Project Type** : HOMELESS SERVICES
Date of Survey : 13-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,6
Block : 6 **Lot** : 14 **BIN** : 5000048

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$72,100	
Interior Architecture	\$89,800	\$862,200
Electrical	\$64,500	\$445,200
Mechanical		\$789,000
Total	\$226,400	\$2,096,400
Importance Code A	\$72,100	
Importance Code B	\$64,500	\$2,096,400
Importance Code C	\$89,800	
Total	\$226,400	\$2,096,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$90,200		\$13,900	\$500
Interior Architecture	\$82,500		\$20,500	\$4,000
Electrical	\$26,300	\$2,300	\$2,100	\$2,100
Mechanical	\$9,600	\$4,700	\$27,100	\$4,700
Site Enclosure	\$13,900			
Site Pavements	\$28,700			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$262,900	\$18,800	\$75,400	\$23,200
Importance Code A	\$92,800	\$2,600	\$16,500	\$3,100
Importance Code B	\$103,700	\$16,300	\$58,900	\$20,100
Importance Code C	\$66,500			
Total	\$262,900	\$18,800	\$75,400	\$23,200



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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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	\$33,900	LIFE	**	5	\$14,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
Masonry: Brick	50%			LIFE	**	5	\$29,000	
<i>Repairs in Progress, Extent : N/A, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Stucco Cement	45%	Now	\$72,100	2045	**	5	\$32,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Facades Show Cracking And Bulging</i>								
<i>Repairs in Progress, Extent : N/A, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Sidewalk Shed In Use.</i>								
Windows								
Aluminum	90%	Now	\$35,100	2040	**	5	\$1,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$18,500	2057	**	5	\$2,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Fifth Floor And Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor And Stairs</i>								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$3,700	
Metal Panel	5%			2058	**	5	\$1,100	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%	Now	\$900	2037	**	5	\$2,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Corners Of Building</i>								
Stucco Cement	25%			2045	**	5	\$3,600	
Roof								
Modified Bitumen	95%			2037	**	10	\$13,900	
Skylight, Metal/Glass	5%			2052	**	10	\$2,400	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								

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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.

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$3,800	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Locker Room Area</i>								
Ceramic Tile	5%	Now	\$6,300	2035	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$1,700	
Terrazzo	15%	4+	\$31,300	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	70%	Now	\$17,200	2032	\$862,200	3	\$12,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	Now	\$23,900	2035	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom Shower Stalls</i>								
Fiberglass Panel	5%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
<i>Explanation : Wall Covering</i>								
Plaster	85%	Now	\$89,800	LIFE	**	5	\$22,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	90%			2037	**	5	\$41,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$400	
Metal Panel	5%			LIFE	**	5	\$2,900	
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$13,900	2042	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2052	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			

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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.

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,000	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walkway Around Perimeter Of Building</i>								
Parking/Driveway								
Asphalt	90%	4+	\$16,600	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Parking Lot</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Of Rear Parking Area</i>								
Cast in Place Concrete	10%	0-2	\$10,100	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Front Parking Area</i>								
Activity Yard								
Cast in Place Concrete	80%			2037		**		
Pavers/Stone	5%			2041		**		
Rubber Matting	15%			2032				

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%			2032	\$14,700	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 800 Amperes</i>								
Raceway								
Conduit	100%			2032	\$40,300	1		
Panelboards								
Fused Disc Sw	10%			2031	\$3,900	5	\$100	
Molded Case Bkrs	90%			2031	\$35,100	5	\$600	
Wiring								
Thermoplastic	100%			2032	\$56,900	1		
Motor Controllers								
Locally Mounted	100%	2-4	\$1,700	2037		**	5	\$100
<i>Corroded, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Ground Observed</i>								
Stand-by Power								

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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								
Manual	100%			2032	\$6,400	5	\$100	
Generators								
Natural Gas	100%	4+	\$64,500	2047	**	1	\$9,100	
			<i>Overloaded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside Yard, Generator Cannot Handle Emergency Load</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside Side Yard</i>					
			<i>Explanation : 12.5 Kilowatts</i>					
Lighting								
Interior Lighting								
Fluorescent	95%			2032	\$368,900	10	\$22,800	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	5%			2032	\$19,400	10	\$1,200	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2032	\$35,700	10		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside Perimeter</i>					
			<i>Explanation : Controlled Via Photocell</i>					
No Component	70%							
Alarm								
Security System								
No Component	50%							
Generic	50%	Now	\$24,000	2032	\$24,000	1	\$4,400	
			<i>Cameras Damaged, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Hallways, Outside</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$5,000	

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%			2042	**	1		

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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	50%			2037	**	1	\$12,900	
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Of 2 Is An Older Unit.</i>								
Steam Boiler	50%			2049	**	1	\$12,900	
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Of 2 Boilers Installed In 2020.</i>								
Distribution Steam Piping/Pump	100%			2032	\$204,400			
<i>Recent Installation, Extent : N/A, Area Affected : 15%</i>								
<i>Location : Basement. Steam Piping Associated With Newer Boiler.</i>								
Terminal Devices Convactor/Radiator	100%			2030	\$208,700	1	\$8,400	
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Window/Wall Unit	20%			2027	\$19,300	1		
No Component	80%							
Terminal Devices Fan Coil - 2 Pipe	5%			2032	\$7,800	1	\$400	
No Component	95%							
Heat Rejection Air Cooled Condenser Unit	5%	Now	\$400	2032	\$700	2	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 30%</i>								
<i>Location : Roof And By Fire Escape Stairs.</i>								
<i>Explanation : Refrigerant Piping Damaged And Missing Insulation.</i>								
No Component	95%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,600	
Exhaust Fans Roof	99%	Now	\$4,900	2032	\$49,000	2	\$600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof. 3 Defective Fans.</i>								
Wall Unit	1%			2032	\$100	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Child Care</i>								
<i>Explanation : 2 Units.</i>								
Plumbing								
H/C Water Piping Galvanized Steel	100%			2030	\$325,800	1		

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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%			2031	\$50,000	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units Installed In 2014.</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Not Accessible	100%							
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 6th Floor</i>								
<i>Explanation : 2 Units.</i>								
Fire Suppression								
Sprinkler Generic	100%			2052	**	1-2	\$7,300	
Chemical System No Component Generic	95%			2027	\$800	1-3	\$3,700	

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)
Address : 99-103 STOCKHOLM STREET @CENTRAL AVENUE
Borough : BROOKLYN **Agency's Number** : FK28
Program / Asset # : DHS0085.000 / 4457 **Yr Built/Renovated** : 1923 / 2012
Area Sq Ft : 55,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 19-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3243 **Lot** : 46 **BIN** : 3073773

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$536,300	
Interior Architecture	\$392,700	\$308,100
Electrical		\$878,100
Mechanical	\$298,600	\$1,418,900
Total	\$1,227,600	\$2,605,100
Importance Code A	\$536,300	\$570,800
Importance Code B	\$498,200	\$2,034,400
Importance Code C	\$193,100	
Total	\$1,227,600	\$2,605,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$85,900			
Interior Architecture	\$118,600		\$2,100	\$1,400
Electrical	\$5,900	\$5,300	\$6,900	\$5,300
Mechanical	\$26,400	\$4,600	\$39,700	\$4,600
Site Pavements	\$1,400			
Total	\$238,100	\$9,900	\$48,700	\$11,300
Importance Code A	\$88,600	\$2,700	\$2,700	\$2,700
Importance Code B	\$100,700	\$7,200	\$46,000	\$8,600
Importance Code C	\$48,800			
Total	\$238,100	\$9,900	\$48,700	\$11,300



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DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset # : 4457

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	45%	Now	\$207,300	LIFE	**	5	\$25,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Stockholm Street And Central Avenue Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Apartments And H And G Line Apartments</i>								
Masonry: Limestone	5%	Now	\$22,000	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	50%	Now	\$158,400	2039	**	5	\$35,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West And South Side Of Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Apartment 2a</i>								
Windows								
Aluminum	100%	Now	\$170,600	2050	**	5	\$6,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Apartments</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Apartments And Offices</i>								
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5-10	\$53,000	
Masonry: Brick	35%	0-2	\$20,200	LIFE	**	5	\$3,300	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parapets</i>								
Stucco Cement	45%	2-4	\$5,100	2039	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Parapets</i>								
Roof								
Modified Bitumen	95%			2039	**	10	\$19,600	
Skylight, Metal/Glass	5%			2054	**	10	\$3,400	
Interior								

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DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset # : 4457

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	5%			LIFE	**	5	\$12,500	
Ceramic Tile	10%	Now	\$15,700	2043	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	5%			2047	**	5	\$4,300	
Vinyl Tile	20%	Now	\$15,400	2034	\$308,100	3	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartment Kitchens</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Apartment Kitchen Throughout</i>								
Wood	60%	0-2	\$199,600	2049	**	5	\$32,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Apartment Throughout</i>								
Interior Walls								
Ceramic Tile	20%	Now	\$72,700	2037	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
Gypsum Board	40%			LIFE	**	5-10	\$92,000	
Masonry: Fieldstone	10%	0-2	\$60,900	LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Mortar Joint Erosion</i>								
Plaster	30%	Now	\$48,200	LIFE	**	5	\$12,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Apartments And G And H Line Apartments</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Apartments And G And H Line Apartments</i>								
Ceilings								
Plaster	100%	Now	\$33,000	LIFE	**	5	\$34,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	**			
Iron Picket	50%			2069	**			
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			

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**DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)**

Asset # : 4457

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								
On-Site Walkways								
Cast in Place Concrete	50%	4+	\$600	2047	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel Grating	50%			2044	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Exterior Fire Escapes</i>								
<i>Explanation : Fire Escapes</i>								
Activity Yard								
Cast in Place Concrete	100%	2-4	\$700	2047	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Central Courtyard</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	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Service Disconnect Switches Rated At One 400 Amperes And Two 200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$200	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting								
Fluorescent	30%			2034	\$245,200	10	\$15,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Offices, Basement, Hallways, Stairway</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	70%			2034	\$632,900	2	\$900	
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$6,600	
Exit, Service	50%			2039	**	1		

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**DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)**

Asset # : 4457

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

LED	30%			2042	**			
No Component	70%							

Alarm

Security System

Generic	100%			2039	**	1	\$20,500	
<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%			2039	**	1-3	\$33,900	
<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%			2044	**	1		
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Conversion Equipment

Hot Water Boiler	100%			2032	\$570,800	1	\$27,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 5 Gasoline Fired Modular Hot Water Boiler At 300,000 British Thermal Unit Per Hour Each</i>								

Distribution

Hot Wtr Piping/Pump	100%			2033	\$117,500	4	\$4,100	
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Terminal Devices

Convactor/Radiator	100%			2032	\$439,300	1	\$17,800	
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Controls

Electrical	100%			2027	\$298,600			
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Air Conditioning

Energy Source

Electricity	100%			2042	**	1		
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Conversion Equipment

Window/Wall Unit	15%			2027	\$30,500	1		
No Component	85%							

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,600	
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Exhaust Fans

Roof	100%			2029	\$104,200	2	\$1,700	
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Plumbing

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DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset # : 4457

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								
	H/C Water Piping							
	Brass/Copper	80%			2044	**	1	
	Galvanized Steel	20%			2032	\$137,200	1	
	Water Heater With Tanks							
	Gas Fired	100%			2029	\$50,000	2	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Two Units At 100 Gallons Each</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2025	\$1,700	4	\$1,700
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%			2044	**	1-2	\$800

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

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

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

Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : THIRD STREET SHELTER
Address : 8 EAST 3RD STREET BTWN BOWERY - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0030.000 / 1956 **Yr Built/Renovated** : 1915 / 2012
Area Sq Ft : 68,747 **Project Type** : HOMELESS SERVICES
Date of Survey : 17-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,5,Mez
Block : 458 **Lot** : 11 **BIN** : 1006546

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$455,600	\$148,100
Interior Architecture	\$629,000	\$2,209,500
Electrical	\$418,900	\$642,800
Mechanical	\$158,500	\$3,518,100
Total	\$1,662,000	\$6,518,500
Importance Code A	\$455,600	\$148,100
Importance Code B	\$1,206,400	\$6,370,400
Total	\$1,662,000	\$6,518,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$47,400		\$41,900	
Interior Architecture	\$113,100	\$1,200	\$9,000	\$10,200
Electrical	\$10,700	\$7,300	\$19,600	\$6,800
Mechanical	\$95,900	\$21,300	\$94,800	\$22,700
Site Enclosure	\$7,400			
Site Pavements	\$11,700			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$304,000	\$47,600	\$183,000	\$57,500
Importance Code A	\$54,200	\$6,800	\$48,800	\$6,800
Importance Code B	\$203,000	\$39,600	\$134,200	\$50,700
Importance Code C	\$46,700	\$1,200		
Total	\$304,000	\$47,600	\$183,000	\$57,500



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.**

DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

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%	Now	\$136,900	LIFE	**	5	\$68,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$318,700	LIFE	**	5	\$79,300	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
Windows								
Aluminum	95%			2040	**	5	\$3,400	
Steel	5%	Now	\$7,800	2057	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$1,500	
Masonry: Brick	70%	Now	\$27,500	LIFE	**	5	\$4,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parapet Wall</i>								
Metal Panel	2%			2052	**	5	\$500	
Metal Rail	15%			2045	**	5-10	\$17,200	
Metal: Cage/Fence	10%			2037	**	5-10	\$4,900	
Roof								
Cast in Place Concrete	3%			LIFE	**			
Modified Bitumen	92%			2037	**	10	\$38,700	
Skylight, Plastic	5%			2045	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Skylight</i>								
<i>Explanation : Covered With Roof Membrane</i>								

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.
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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

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	\$17,000	LIFE	**	5	\$22,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement, Kitchen</i>								
Mosaic Tile	5%			2037	**	5	\$12,800	
Quarry Tile	5%	Now	\$73,600	2037	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	80%	0-2	\$44,200	2032	\$2,209,500	3	\$30,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$2,500	
Gypsum Board	15%			LIFE	**	5	\$4,400	
Plaster	80%	Now	\$46,700	LIFE	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2045	**	5	\$10,200	
AcousTileSusp.Lay-In	5%			2037	**	5	\$5,100	
Exposed Struc: Concrete	10%	Now	\$74,900	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Exposed Struc: Steel	5%	Now	\$480,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Space Below Ramp At West Side</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Space Below Ramp At West Side</i>								
Plaster	70%			LIFE	**	5	\$44,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

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	50%	2-4	\$7,400	2052		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sideyard Stair To Basement</i>								
Masonry: Brick	50%			2052		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037		**		
On-Site Walkways								
Cast in Place Concrete	100%			2037		**		
Activity Yard								
Cast in Place Concrete	100%	Now	\$11,700	2045		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Side Yard Area</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%			2032	\$24,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room In Sub-Basement</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	\$158,800	5	\$300	
Raceway								
Conduit	100%			2032	\$113,200	1		
Panelboards								
Fused Disc Sw	5%			2031	\$4,400	5	\$100	
Molded Case Bkrs	95%			2031	\$83,300	5	\$1,700	
Wiring								
Braided Cloth	50%	2-4	\$84,900	2057		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2032	\$84,900	1		
Motor Controllers								
Locally Mounted	100%			2030	\$202,600	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$1,000
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	\$13,400	1	\$21,200	

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.

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Stand-by Power Generators Diesel	100%			2028	\$106,100	1	\$26,600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Generator Room In Sub-Basement</i>						
	<i>Explanation : One 200 Kilowatts</i>						
Batteries Lead/Acid	100%			2025	\$2,400	5	\$2,500
Fuel Storage Day Tank	50%			2031	\$12,500	5	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Generator Room In Sub-Basement</i>						
	<i>Explanation : One 50 Gallons</i>						
Main Tank	50%			2035	**	5	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Sub-basement</i>						
	<i>Explanation : One 275 Gallons</i>						
Lighting Interior Lighting Fluorescent	88%			2037	**	10	\$55,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Throughout The Building</i>						
	<i>Explanation : T-8 Lamps</i>						
Fluorescent	2%			2037	**	10	\$1,300
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
	<i>Location : Stairway</i>						
	<i>Explanation : Compact Fluorescent Lamps</i>						
Fluorescent	10%			2027	\$102,200	10	\$6,300
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Sub-basement</i>						
Egress Lighting Emergency, Service	10%			2027	\$4,100	1	
Emergency, Service	50%			2037	**	1	
Exit, Service	30%			2027	\$8,700	1	
Exit, Service	10%			2037	**	1	
Exterior Lighting HID	20%			2027	\$62,700	10	
No Component	80%						
Alarm Security System No Component	80%						
Generic	20%			2037	**	1	\$5,100
Fire/Smoke Detection No Component	70%						
Generic, Digital	30%			2037	**	1-3	\$13,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Throughout The Building</i>						
	<i>Explanation : Pull Box Station, Strobes, Bell, Horn, Smoke Detector And Fire Alarm Panel</i>						

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

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%			2042	**	5	\$21,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Oil Tanks 10,000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2045	**	1	\$68,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$94,400	2042	**	4	\$3,400	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2030	\$549,000	1	\$22,200	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%			2030	\$547,000	2	\$2,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1st, 2nd And 4th Floor</i>								
Split Unit	10%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : 1 Unit In Medical Room</i>								
Window/Wall Unit	10%			2027	\$25,400	1		
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2037	**	2	\$47,900	
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$3,800	
No Component	90%							
Exhaust Fans								
Roof	10%			2027	\$13,000	2	\$200	
Wall Unit	15%			2032	\$4,300	2	\$300	
No Component	75%							
Plumbing								

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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.

DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing								
	H/C Water Piping							
	Brass/Copper	50%			2032	\$431,200	1	
	Galvanized Steel	50%	Now	\$8,600	2030	\$428,600	1	
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Sub-basement And Water Main</i>							
	HW Heat Exchanger							
	Steam Fired	100%			2032	\$324,700	4	\$6,800
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%	0-2	\$11,800	LIFE	**	1	
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Sub-basement</i>							
	Sump Pump(s)							
	Non-Submersible	100%			2042	**	4	\$2,200
	Backflow Preventer							
	Generic	100%			2040	**	1	\$4,200
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1 Unit From Sub-Basement To 6th Floor, 1 Unit From Basement To 6th Floor, 1 Unit From Sub-Basement To 1st Floor</i>							
	<i>Explanation : 3 Units</i>							
Fire Suppression								
	Standpipe							
	Generic	100%			2032	\$309,200	1-5	\$34,700
	Sprinkler							
	Generic	100%	Now	\$46,400	2032	\$928,500	1-2	\$16,700
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	Fire Pump							
	Generic	100%	Now	\$3,200	2028	\$64,100	1	\$11,600
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	Chemical System							
	Generic	100%			2030	\$15,900	1-3	\$74,400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : UNIVERSITY AVE. FAMILY RESIDENCE
Address : 1041-51 UNIVERSITY AVENUE @W. 165 STREET
Borough : BRONX **Agency's Number** : FB26
Program / Asset # : DHS0077.000 / 4449 **Yr Built/Renovated** : 1953 / 2002
Area Sq Ft : 65,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 24-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 2527 **Lot** : 14 **BIN** : 2003496

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$421,500	\$78,000
Interior Architecture	\$559,100	\$140,700
Electrical		\$1,841,900
Mechanical	\$339,100	\$1,366,500
Total	\$1,319,700	\$3,427,100
Importance Code A	\$556,400	\$78,000
Importance Code B	\$603,400	\$3,274,700
Importance Code C	\$159,900	\$74,400
Total	\$1,319,700	\$3,427,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$92,400			
Interior Architecture	\$167,600		\$1,000	\$13,600
Electrical	\$73,100	\$6,100	\$6,300	\$8,000
Mechanical	\$77,700	\$8,500	\$12,600	\$7,400
Site Pavements	\$3,700			
Total	\$414,500	\$14,500	\$19,900	\$29,000
Importance Code A	\$92,400	\$3,200	\$3,200	\$3,200
Importance Code B	\$235,500	\$11,300	\$16,700	\$15,900
Importance Code C	\$86,600			\$9,900
Total	\$414,500	\$14,500	\$19,900	\$29,000



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

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

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	5%	4+	\$5,600	LIFE	**	5	\$3,500	
<i>Graffiti, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Sides Of Building</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads A And B, Foundation Wall To Sub-basement</i>								
Metal Panel	2%	Now	\$1,800	2054	**	5	\$2,600	
<i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$13,500	
Stucco Cement	90%	Now	\$345,100	2039	**	5	\$78,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear Of Building</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear And Sides Of Building</i>								
<i>Explanation : Graffiti</i>								
Windows								
Aluminum	95%	Now	\$27,600	2050	**	5	\$14,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Window Balance Repairs</i>								
Metal Clad	5%	4+	\$76,400	2059	**	5	\$4,900	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Metal Panel	5%			2054	**	5	\$1,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Copings</i>								
<i>Explanation : Metal Panel Over Stone Copings</i>								
Metal Panel	95%			2054	**	5	\$22,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof Side Face Of Brick Parapet Wall</i>								
<i>Explanation : Metal Panel Cladding</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.

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%	Now	\$39,800	2039	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Units 5f, 5i And 5e</i>								
Skylight, Metal/Glass	5%	Now	\$10,800	2044	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs A And C</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Of Building C</i>								
<i>Explanation : Some Skylights Are Not Installed</i>								
Interior								
Floors								
Carpet	2%			2033	\$33,600	3	\$2,900	
Cast in Place Concrete	5%	Now	\$8,100	LIFE	**	5	\$10,600	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Ground Water</i>								
Ceramic Tile	10%	Now	\$10,700	2043	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Staff Restroom On First Floor</i>								
Quarry Tile	3%	Now	\$10,500	2039	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Security Office And Community Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Lobby And Corridor</i>								
<i>Explanation : Loose Units</i>								
Vinyl Tile	30%	Now	\$15,700	2039	**	3	\$10,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout 1st Floor</i>								
Wood	50%	0-2	\$283,200	2049	**	5	\$45,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

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	2%	Now	\$159,900	2049	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Corridors</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%			2043	**	5	\$19,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$9,900	
Gypsum Board	50%	Now	\$33,900	LIFE	**	5	\$74,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	35%			LIFE	**	5-10	\$73,800	
Ceilings								
AcousTileSusp.Lay-In	15%			2039	**	5	\$14,500	
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$6,000	
Exposed Struc: Steel	5%			LIFE	**	10	\$9,600	
Gypsum Board	55%			LIFE	**	5-10	\$182,200	
Plaster	20%			LIFE	**	5-10	\$33,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	**			
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,700	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : University Avenue At Front Entry</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2047	**			
Pavers/Stone	5%			2043	**			

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%			2034	\$24,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1,200 Ampere And One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	\$158,800	5	\$300	
Raceway								
Conduit	95%			2034	\$107,600	1		
Conduit	5%			2054	**	1		

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

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								
Fused Disc Sw	5%			2033	\$4,400	5	\$100	
Molded Case Bkrs	85%			2033	\$74,600	5	\$1,500	
Molded Case Bkrs	10%			2050	**	5	\$200	
Wiring								
Thermoplastic	90%			2034	\$152,900	1		
Thermoplastic	10%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2032	\$202,600	5	\$400	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$1,000	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2029	\$627,800	10	\$38,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Apartment Units</i>								
Fluorescent	15%			2029	\$144,900	10	\$8,900	
<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Apartment Units</i>								
Fluorescent	10%			2034	\$96,600	10	\$6,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Electrical And Mechanical Room</i>								
LED	10%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$53,300	10	\$7,800	
Exit, Service	30%			2029	\$8,200	1		
Exit, Service	20%			2039	**	1		
Exterior Lighting								
HID	20%			2029	\$59,200	10		
HID	10%			2039	**	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$24,300	
Fire/Smoke Detection								
Generic, Analog	100%			2029	\$163,800	1-3	\$41,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Security Office First Floor</i>								
<i>Explanation : Alam Bell, Pull Boxes And Fire Alarm Panel The System Will Need To Upgrade For The Future</i>								

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

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								
Hot Water Boiler	100%	0-2	\$134,900	2047	**	1	\$28,900	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement. Broken Boiler Casing</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement. Boiler Severely Leaking At Bottom Due To Broken Casing</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Subcellar</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$27,800	2033	\$138,800	4	\$3,200	
<i>Corroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Subcellar And Cellar</i>								
Terminal Devices								
Convactor/Radiator	100%	0-2	\$103,800	2032	\$519,100	1	\$18,900	
<i>Damaged, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Subcellar, Cellar And Various Floors</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Controls								
Electrical	100%			2032	\$352,900			
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%	0-2	\$100,400	2032	\$200,800	2	\$600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Subcellar And Cellar. All Units Are Not Working</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Subcellar And Cellar</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Subcellar And Cellar</i>								
Window/Wall Unit	5%			2029	\$12,000	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,400	
Exhaust Fans								
Interior	20%			2034	\$56,300	2	\$400	
Roof	80%	0-2	\$19,700	2034	\$98,500	2	\$1,300	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof. One Unit Vibrating And Noisy</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Roof. 6 Units Are Not Working</i>								

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

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								
H/C Water Piping Brass/Copper	100%			2044	**	1		
Water Heater With Tanks Gas Fired	100%			2032	\$16,700	2		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	0-2	\$4,500	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooms 5-a, 5-f</i>								
Sump Pump(s) Submersible	100%			2025	\$2,000	4	\$2,100	
Backflow Preventer Generic	100%			2034	\$28,400	1	\$4,000	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Floors</i>								
Fire Suppression								
Standpipe Generic	100%			2044	**	1-5	\$32,800	
Sprinkler No Component Generic	95%			2044	**	1-2	\$900	
Chemical System No Component Generic	98%			2029	\$400	1-3	\$2,000	

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : URBAN FAMILY CENTER
Address : 130 BARUCH PLACE @ E. HOUSTON ST
Borough : MANHATTAN **Agency's Number** : FM07
Program / Asset # : DHS0073.000 / 4445 **Yr Built/Renovated** : 1941 / 2015
Area Sq Ft : 91,283 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 325 **Lot** : 1 **BIN** : 1077594

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,400,600	\$306,700
Interior Architecture	\$631,400	\$3,257,800
Electrical	\$158,800	\$2,018,200
Mechanical	\$1,900,800	\$110,500
Total	\$4,091,500	\$5,693,100
Importance Code A	\$1,711,400	\$306,700
Importance Code B	\$2,152,100	\$5,311,100
Importance Code C	\$227,900	\$75,400
Total	\$4,091,500	\$5,693,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$10,900		\$9,000	
Interior Architecture	\$85,300		\$6,400	\$14,500
Electrical	\$89,000	\$10,200	\$8,900	\$9,500
Mechanical	\$11,500	\$13,600	\$14,500	\$13,600
Site Pavements	\$37,100			
Total	\$233,800	\$23,900	\$38,800	\$37,600
Importance Code A	\$55,200	\$9,000	\$18,100	\$9,000
Importance Code B	\$88,600	\$14,800	\$20,700	\$28,600
Importance Code C	\$89,900			
Total	\$233,800	\$23,900	\$38,800	\$37,600



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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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	10%	Now	\$177,000	LIFE	**	5	\$75,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	5%	Now	\$353,000	LIFE	**	5	\$59,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%			LIFE	**	5	\$242,300	
<i>Repairs in Progress, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Various Facades</i>								
Stucco Cement	5%	4+	\$8,400	2039	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Facade</i>								
Windows								
Aluminum	95%			2042	**	5	\$18,100	
<i>Repairs in Progress, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	0-2	\$2,600	2043	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal: Cage/Fence	100%			2039	**	5-10	\$86,800	

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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								
Roof								
Modified Bitumen	97%	Now	\$646,700	2044	**			1
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Parapet Walls</i>								
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Upper Floors</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Very Poor Installation</i>								
Skylight, Metal/Glass	3%	Now	\$102,800	2044	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads, Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Throughout</i>								
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$11,300	LIFE	**	5	\$14,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room</i>								
Ceramic Tile	10%	Now	\$75,100	2043	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bathrooms In Apartments</i>								
Vinyl Tile	85%	0-2	\$62,500	2034	\$3,126,500	3	\$43,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement And 1st Floor Offices, Apartments Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement And 1st Floor Offices, Apartments Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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	10%			LIFE	**	10	\$89,700	
Ceramic Tile	5%	Now	\$48,200	2043	**	5	\$9,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Apartments Bathrooms Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$14,400	
Gypsum Board	10%	Now	\$9,800	LIFE	**	5	\$21,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Apartments Throughout</i>								
Plaster	70%			LIFE	**	5-10	\$213,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staircases Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staircases Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2047	**	5	\$12,800	
Gypsum Board	20%	0-2	\$8,700	LIFE	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	70%	Now	\$265,900	LIFE	**	5	\$55,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Main Entrance</i>								
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$12,300	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Of Building</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of Building</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of Building</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$24,700	2047	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Alley</i>								

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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%	0-2	\$44,200	2064	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 800 Ampere Main Disconnect Switches. Enclosure Shows Signs Of Rust.</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%	0-2	\$158,800	2064	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Equipment Shows Signs Of Rust.</i>								
<hr/>								
Raceway								
Conduit	15%			2034	\$17,000	1		
Conduit	85%			2034	\$96,200	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2033	\$5,800	5	\$100	
Fused Disc Sw	10%			2033	\$11,700	5	\$200	
Molded Case Bkrs	15%			2042	**	5	\$400	
Molded Case Bkrs	70%			2033	\$81,900	5	\$1,700	
<hr/>								
Wiring								
Braided Cloth	10%	0-2	\$17,000	2059	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Thermoplastic	40%			2044	**	1		
Thermoplastic	50%			2034	\$84,900	1		
<hr/>								
Motor Controllers								
Locally Mounted	30%			2039	**	5	\$200	
Locally Mounted	70%			2032	\$202,600	5	\$400	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Of Building A Sprinkler Room</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	\$1,356,400	10	\$83,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	30%			2029	\$44,900	10	\$6,600	
Emergency, Battery	20%			2039	**	10	\$4,400	
Exit, LED	10%			2062	**	1		
Exit, Battery	40%			2029	\$50,500	10	\$2,500	

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.

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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%			2029	\$41,600	10		
LED	10%			2042	**			
No Component	80%							

Alarm

Security System

Generic	100%			2042	**	1	\$34,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior And Exterior</i>								
<i>Explanation : Cameras Security System</i>								

Fire/Smoke Detection

Generic, Digital	100%			2044	**	1-3	\$56,300	
<i>Recent Installation, Extent : N/A, 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

Interruption Gas/Dual Fuel	100%	4+	\$122,700	2054	**	1		
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*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Basement Vault, Fuel Tank And Fuel Delivery System Were Damaged During Hurricane Sandy, The Facility Presently Operates On Temporary Fuel Source*

Conversion Equipment

Steam Boiler	100%	Now	\$310,800	2039	**	1	\$81,400	
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Equipment Damaged During Hurricane Sandy, The Facility Presently Operates On A Temporary Heating System.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

Distribution

Central Plant Steam Piping/Pmp	100%	4+	\$752,100	2054	**	4	\$4,500	
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*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Leaking Steam Piping In Various Locations**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : All New Steam Traps Recently Installed*

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.

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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	95%	4+	\$207,800	2047	**	1	\$25,200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	5%			2029	\$110,500	1	\$1,500	
Controls								
Pneumatic	100%			2035	**			
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2032	\$33,800	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$16,100	
No Component	80%							
Exhaust Fans								
Roof	10%			2034	\$17,300	2	\$300	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$57,300	2044	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corroded, Leaking Riser Piping</i>								
HW Heat Exchanger								
Steam Fired	100%	4+	\$86,200	2054	**	4	\$9,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement, Equipment Was Damaged During Hurricane Sandy</i>								
Sanitary Piping								
Cast Iron								
	90%	Now	\$202,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout. Occasional Sewage Backup In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Not Corrected Pitch</i>								
Cast Iron	10%	0-2	\$67,400	LIFE	**	1		
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Residence Bathrooms, Defective Bath Tube Triple Lever Valves</i>								
Storm Drain Piping								
Cast Iron								
	100%	4+	\$94,300	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</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.

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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	20%	0-2	\$3,600	2044	**	4	\$400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, 4 Of 8 Defective Pumps</i>								
Non-Submersible	80%			2029	\$14,300	4	\$2,300	
Backflow Preventer								
Generic	100%			2034	\$39,800	1	\$5,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2044	**	1-2	\$7,700	

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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)
Address : 771-775 MACDONOUGH STREET
Borough : BROOKLYN **Agency's Number** : FK25
Program / Asset # : DHS0086.000 / 4458 **Yr Built/Renovated** : 1923 / 1990
Area Sq Ft : 45,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Feb-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1498 **Lot** : 53 **BIN** : 3040227

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$50,400	\$128,200
Interior Architecture	\$87,200	
Electrical		\$367,800
Mechanical		\$83,400
Total	\$137,600	\$579,300
Importance Code A	\$50,400	\$128,200
Importance Code B	\$87,200	\$451,200
Total	\$137,600	\$579,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$25,600		\$3,400	
Interior Architecture	\$58,600		\$800	\$7,100
Electrical	\$9,000	\$5,000	\$4,800	\$4,200
Mechanical	\$11,300	\$4,800	\$5,700	\$3,700
Site Enclosure	\$600			
Total	\$105,100	\$9,800	\$14,700	\$15,000
Importance Code A	\$27,800	\$2,200	\$5,600	\$2,200
Importance Code B	\$35,500	\$7,600	\$9,100	\$12,700
Importance Code C	\$41,700			
Total	\$105,100	\$9,800	\$14,700	\$15,000



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

DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

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%	2-4	\$50,400	LIFE	**	5	\$12,500	
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
Metal Panel	5%			2054	**	5-10	\$6,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$5,800	
Stucco Cement	20%			2039	**	5	\$9,000	
Windows								
Aluminum	95%			2042	**	5	\$5,100	
Metal Clad	5%			2042	**	5	\$1,700	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$7,200	
Masonry: Brick	30%			LIFE	**	5-10	\$10,400	
Metal Panel	40%			2054	**	5	\$7,800	
Metal Rail	5%	Now	\$800	2039	**	5	\$1,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Stucco Cement	20%			2039	**	5	\$2,600	
Roof								
Modified Bitumen	98%	0-2	\$6,400	2034		\$128,200		
<i>Alligatoring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead</i>								
Skylight, Metal/Glass	2%	0-2	\$1,300	2044	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
Interior								
Floors								
Carpet	5%			2033		\$28,700	3	\$2,500
Ceramic Tile	40%			2043	**	5	\$13,300	
Vinyl Tile	10%	0-2	\$1,800	2039	**	3	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Daycare, Offices And Apartment Kitchens</i>								
Wood	45%	0-2	\$87,200	2062	**	5	\$14,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartment Units</i>								
Interior Walls								
Ceramic Tile	25%	Now	\$22,200	2043	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Corridors And Stairs</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$13,200	
Gypsum Board	50%	Now	\$11,300	LIFE	**	5	\$24,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Apartment 4c</i>								
Masonry: Brick	1%			LIFE	**	10	\$200	
Masonry: Fieldstone	4%			LIFE	**	10	\$1,300	

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.

DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

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								
Gypsum Board	85%	Now	\$9,700	LIFE	**	5	\$35,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Daycare Bathroom</i>								
Plaster	15%			LIFE	**	5-10	\$8,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	**			
Retaining Walls								
Cast in Place Concrete	50%			2069	**			
Masonry: Brick	50%	0-2	\$600	2044	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Entry Ramp</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	**			
On-Site Walkways								
Cast in Place Concrete	35%			2039	**			
Pavers/Stone	35%			2043	**			
Steel Grating	30%			2044	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front And Rear Of Building</i>								
<i>Explanation : Firescapes</i>								
Activity Yard								
Rubber Matting	100%			2034				
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere And Two 200 Ampere Main Disconnect Switches.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$200	
Raceway								
Conduit	95%			2044	**	1		
Conduit	5%			2054	**	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5	\$100	
Molded Case Bkrs	95%			2042	**	5	\$1,100	
Wiring								
Thermoplastic	95%			2044	**	1		
Thermoplastic	5%			2054	**	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.

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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

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	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	45%			2034	\$300,900	10	\$18,600	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Kitchen At The Apartments</i>					
Fluorescent	10%			2029	\$66,900	10	\$4,100	
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement And Day Care At 1st Floor</i>					
LED	45%			2044	**			
			<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : All Apartments</i>					
Egress Lighting								
Emergency, Battery	50%			2042	**	10	\$5,400	
Exit, LED	50%			2069	**	1		
Exterior Lighting								
HID	20%			2034	\$41,000	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$16,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Exterior Of The Building</i>					
			<i>Explanation : Cameras Security System Only</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2044	**	1-3	\$27,700	
			<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement And 1st Floor Only</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%			2054	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$22,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 3 Gasoline Fired Modular Hot Water Boilers, Hydrotherm 720,000 Btu</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$3,300	
Terminal Devices								
Convactor/Radiator	100%			2039	**	1	\$14,500	

Air Conditioning

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.*

DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2042	**	1	
Conversion Equipment							
Window/Wall Unit	25%			2029	\$41,600	1	
No Component	75%						
Ventilation							
Distribution							
Ductwork/Diffusers	50%			LIFE	**	2-5	\$19,900
No Component	50%						
Exhaust Fans							
Roof	100%			2039	**	2	\$1,400
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2044	**	1	
Water Heater With Tanks							
Gas Fired	100%			2033	\$83,400	2	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : Two 71 Gallon Tanks, Two 120 Gallon Tanks</i>							
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	99%						
Generic	1%			2054	**	1-2	\$100
<i>Other Observation, Extent : Light, Area Affected : 1%</i>							
<i>Location : Laundry Room</i>							
<i>Explanation : One Sprinkler Head Observed In Laundry Room</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 : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : WEBSTER AVENUE SRO
Address : 1075 WEBSTER AVENUE @E. 166 STREET
Borough : BRONX **Agency's Number** : SR01
Program / Asset # : DHS0079.000 / 4451 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 57,913 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,9
Block : 2425 **Lot** : 20 **BIN** : 2102353

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,698,500	\$358,800
Interior Architecture	\$370,800	\$1,512,400
Electrical	\$53,100	\$1,804,600
Mechanical	\$254,000	\$601,900
Total	\$2,376,500	\$4,277,600
Importance Code A	\$1,698,500	\$539,100
Importance Code B	\$677,900	\$3,738,500
Total	\$2,376,500	\$4,277,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$77,900		\$3,800	
Interior Architecture	\$64,600		\$230,400	\$16,600
Electrical	\$26,400	\$9,400	\$9,700	\$11,300
Mechanical	\$80,500	\$23,700	\$44,400	\$13,900
Site Enclosure	\$18,500			
Site Pavements	\$11,100			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$296,900	\$50,900	\$306,100	\$59,500
Importance Code A	\$79,100	\$2,200	\$4,900	\$2,200
Importance Code B	\$174,600	\$48,700	\$299,500	\$57,200
Importance Code C	\$43,200		\$1,600	
Total	\$296,900	\$50,900	\$306,100	\$59,500



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.**

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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	\$55,200	
Masonry: Brick Cavity	95%	Now	\$891,800	LIFE	**	5	\$104,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Of Building</i>								
Windows								
Aluminum	100%	4+	\$806,700	2050	**	5	\$14,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Missing Windows In 5 Locations</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Of Building</i>								
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5-10	\$29,200	
Metal Panel	5%			2044	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Location Noted</i>								
Roof								
IRMA/Protected Membrane	80%	Now	\$25,400	2029		\$254,000		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cafeteria And 9th Floor Lounges</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Missing Insulation And Gravel</i>								
Metal Panel	15%			2047	**	10	\$3,800	
Skylight, Metal/Glass	5%			2044	**	10	\$2,300	
Interior								
Floors								
Carpet	15%			2027		\$228,800	3	\$26,500
Cast in Place Concrete	10%			LIFE	**	5	\$38,600	
Ceramic Tile	5%			2043	**	5	\$4,400	
Vinyl Tile	60%			2034		\$1,429,600	3	\$26,500
Vinyl Tile	10%	Now	\$238,300	2044	**	3	\$3,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Pavilion And Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pavilion, Lounge</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.

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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%			2037	**	5	\$3,300	
Glass: Single Pane	10%			LIFE	**	5	\$9,800	
Gypsum Board	80%	4+	\$14,200	LIFE	**	5	\$31,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms And Offices</i>								
Under Construction	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Location Noted</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$4,300	2039	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Kitchen</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Laundry Room</i>								
AcousTileSusp.Lay-In	5%	Now	\$71,700	2054	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ceiling In Basement</i>								
Exposed Struc: Concrete	5%	Now	\$12,900	LIFE	**	5	\$700	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Electric Room</i>								
Gypsum Board	75%	Now	\$56,600	LIFE	**	5	\$82,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Cafeteria</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$2,800	2069	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Webster Avenue</i>								
Free Standing Walls								
Masonry: Brick	100%	Now	\$10,200	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Entrance</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout East Elevation</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$5,600	2069	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Side Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$11,100	2047		**		
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*Cracking/Crumbling, Extent : Severe, Area Affected : 10%**Location : Front Steps*

Parking/Driveway

Cast in Place Concrete	100%			2047		**		
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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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034	\$22,100	5	\$200	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement - Electrical Room**Explanation : One 3,000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	90%			2034	\$114,300	5	\$200	
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Molded Case Bkrs	10%			2034	\$12,700	5	\$200	
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Raceway

Conduit	100%			2034	\$58,700	1		
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Panelboards

Molded Case Bkrs	100%			2033	\$87,700	5	\$1,500	
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Wiring

Thermoplastic	100%			2034	\$85,500	1		
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Motor Controllers

Locally Mounted	100%			2032	\$173,600	5	\$400	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$1,700
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Stand-by Power

Transfer Switches

Automatic	100%			2032	\$13,400	1	\$17,800	
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Generators

Diesel	100%			2030	\$106,100	1	\$22,400	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : One 230 Kilowatt Generator Not Operating Since Approximately Six Years Ago Due To Damage In Day Tank.*

Batteries

Lead/Acid	100%			2025	\$2,400	5	\$2,100	
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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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
Stand-by Power								
Fuel Storage								
Day Tank	50%	Now	\$5,000	2059	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Day Tank Is Leaking Due To Damage</i>							
Main Tank	50%			2037	**	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One Main Tank Rated At Capacity 1,000 Gallon</i>							
Lighting								
Interior Lighting								
Fluorescent	40%			2029	\$344,200	10	\$21,200	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Offices Throughout The Building, Hallways, Cafeteria, Basement</i>							
Fluorescent	60%			2029	\$516,300	10	\$31,900	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Tenants Rooms, Lobby</i>							
Egress Lighting								
Emergency, Service	50%			2029	\$17,400	1		
Exit, Service	50%			2029	\$12,200	1		
Exterior Lighting								
HID	25%	Now	\$6,600	2029	\$66,000			
	<i>Damaged Fixtures, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Exterior Walls - Building Perimeter</i>							
LED	5%			2042	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2037	**	5	\$100	
Alarm								
Security System								
Generic	100%			2029	\$106,200	1	\$21,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Hallways, Exterior Walls - Building Perimeter</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2029	\$145,900	1-3	\$36,800	
	<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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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								
Electricity	15%			2044	**	1		
Natural Gas	5%			2044	**	1		
Interruptible Gas/Dual Fuel	80%			2044	**	1		
Conversion Equipment								
Furnace	10%			2042	**	1	\$2,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Pavilion Roof</i>								
<i>Explanation : 2 Rooftop Units</i>								
Heat Pump Air Sourced	30%			2032		2	\$5,400	
Hot Water Boiler	30%			2032	\$180,300	1	\$8,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Under Construction	30%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Hot Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	80%			2042	**	4	\$3,400	
No Component	20%							
Terminal Devices								
Convactor/Radiator	75%			2039	**	1	\$14,000	
No Component	25%							
Controls								
Electrical	100%			2029	\$314,400			
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Heat Pump Air Sourced	30%	0-2	\$50,800	2028	\$254,000	2	\$900	
<i>Not in Service, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : Various Locations</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 52 Small Units, Various Locations</i>								
Window/Wall Unit	50%			2029	\$107,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,200	
No Component	80%							
Exhaust Fans								
Roof	20%			2034	\$22,000	2	\$400	
No Component	80%							
Plumbing								

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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								
H/C Water Piping Brass/Copper	15%	Now	\$10,900	2044	**	1		
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Defective Unit Set. Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main</i>								
Brass/Copper	85%			2044	**	1		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	0-2	\$3,400	2034	\$11,300	4	\$1,200	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement 1 Of 2 Pumps</i>								
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : The Housing, Basement</i>								
Sewage Ejector(s) Electric	100%			2034	\$29,600	4	\$3,500	
Backflow Preventer Generic	100%			2039	**	1	\$3,600	
Fixtures Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Tankless Water Heater(POU) Gas Fired	100%			2027	\$31,600	2		
Hot Water Storage Tank Generic	100%			2029	\$15,000	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 300 Gallons</i>								
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 9th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2044	**	1-5	\$29,200	
Sprinkler Generic	100%			2044	**	1-2	\$16,200	
Fire Pump Generic	100%			2037	**	1	\$10,800	

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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
Fire Suppression Chemical System Generic	100%			2032	\$15,900	1-3	\$74,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 20 Square Feet</i>								

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Print Date : 22-Aug-2023

DEPT. OF HOMELESS SERVICES - FY 2024

Asset Name : WILLOW AVENUE MENS SHELTER
Address : 781 EAST 135TH STREET @WILLOW AVENUE
Borough : BRONX **Agency's Number** : HX010
Program / Asset # : DHS0075.000 / 4447 **Yr Built/Renovated** : 1886 / 2014
Area Sq Ft : 29,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 22-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2587 **Lot** : 1 **BIN** : 2003989

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$81,200	\$214,100
Interior Architecture	\$794,700	\$278,900
Electrical		\$301,700
Mechanical		\$577,500
Site Enclosure	\$94,500	
Site Pavements	\$58,100	
Total	\$1,028,400	\$1,372,100
Importance Code A	\$81,200	\$337,500
Importance Code B	\$947,200	\$1,034,600
Total	\$1,028,400	\$1,372,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$96,100			
Interior Architecture	\$110,300		\$1,500	\$1,300
Electrical	\$42,000	\$2,700	\$3,600	\$2,700
Mechanical	\$5,100	\$4,900	\$5,000	\$4,900
Site Pavements	\$28,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$286,000	\$11,600	\$14,100	\$12,800
Importance Code A	\$99,000	\$2,900	\$2,900	\$2,900
Importance Code B	\$128,900	\$8,700	\$10,200	\$10,000
Importance Code C	\$58,200		\$1,100	
Total	\$286,000	\$11,600	\$14,100	\$12,800



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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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	2%			LIFE	**	5	\$9,000	
Masonry: Brick	98%			LIFE	**	5	\$88,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Side Near Parking Area</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Side Near Parking Area</i>								
Windows								
Aluminum	95%	0-2	\$25,200	2050	**	5	\$5,400	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$22,300	2059	**	5	\$2,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Maintenance Rooms</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Maintenance Rooms</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Maintenance Rooms</i>								
Parapets								
Metal Rail	100%			2047	**	5-10	\$133,700	
Roof								
Modified Bitumen	100%			2034		10	\$15,100	
Interior								

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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	\$18,100	
Ceramic Tile	10%	0-2	\$22,800	2037	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout Shower And Toilet Rooms</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Shower And Toilet Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Shower And Toilet Rooms</i>								
Vinyl Tile	25%	4+	\$27,900	2034	\$278,900	3	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 1st Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	55%	2-4	\$794,700	2074	**	5	\$21,300	
<i>Deflection Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 2nd - 4th Floors</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 2nd - 4th Floors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd - 4th Floors Plywood Patches Replace Strip Flooring</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 2nd - 4th Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 2nd - 4th Floors</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
Glass: Single Pane	2%			LIFE	**	5	\$1,300	
Gypsum Board	43%			LIFE	**	5-10	\$32,900	
Masonry: Brick	35%			LIFE	**	10	\$4,700	
Metal Panel	10%			LIFE	**	10	\$2,000	
Ceilings								
AcousTileSusp.Lay-In	2%			2047	**	5	\$800	
Exposed Struc: Wood	15%			LIFE	**	10	\$9,300	
Gypsum Board	83%	0-2	\$11,700	LIFE	**	5	\$42,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Day Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Day Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2054	**			
Iron Picket	10%			2069	**			

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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%	4+	\$94,500	2069		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Areaway Walls Along Willow Avenue</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$58,100	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East 136th Street And Willow Avenue</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 2%</i>								
<i>Location : East 136th Street And Willow Avenue</i>								
On-Site Walkways								
Asphalt	100%			2043		**		
Parking/Driveway								
Asphalt	100%	4+	\$28,600	2037		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Parking Area</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%			2034	\$14,700	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room - Basement</i>								
<i>Explanation : Six Main Disconnect Switches Rated At Approximately 400 Amperes Each</i>								
Raceway								
Conduit	80%			2034	\$32,200	1		
Conduit	20%			2044	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$800	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Recent Installation</i>								

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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	30%			2029	\$129,300	10	\$8,000	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2034	\$172,400	10	\$10,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	30%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	\$3,500	
Exit, Battery	50%			2039	* *	10	\$1,000	
Exterior Lighting								
HID	30%			2029	\$39,600	10		
No Component	70%							
Alarm								
Security System								
Generic	100%	Now	\$31,900	2039	* *	1	\$9,700	
<i>Cameras Damaged, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	\$17,900	

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%			2034	\$65,000	5	\$9,000	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior - Above Ground - 1 Tank, 5,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	50%			2032	\$123,400	1	\$14,400	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room - Boiler No. 1 - Boiler With Built-in Domestic Hot Water Heat Exchanger</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room - Boiler No. 1</i>								
<i>Repairs In Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room - Boiler No. 1 - Re-tubing In Progress</i>								
Steam Boiler	50%			2047	* *	1	\$14,400	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room - Boiler No. 2 - Boiler With Built-in Domestic Hot Water Heat Exchanger</i>								

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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								
Distribution								
Steam Piping/Pump	100%			2044	**			
<i>Repairs In Progress, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Boiler Room - Condensate Feedwater Pump Replacement In Progress</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	100%			2032	\$231,600	1	\$9,400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Controls								
Electrical	100%			2033	\$157,500			
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room - Heat Timer System</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	20%			2042	**	1		
No Component	80%							
<hr/>								
Conversion Equipment								
Window/Wall Unit	20%			2029	\$21,500	1		
No Component	80%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$1,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : From Rooftop Exhaust Fan To 4th Floor Locker / Toilet Rooms</i>								
<i>Explanation : Location Noted</i>								
<hr/>								
No Component	95%							
<hr/>								
Exhaust Fans								
Roof	5%			2029	\$2,700	2		
Wall Unit	20%			2029	\$2,400	2	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Various Locker / Toilet Rooms</i>								
<i>Explanation : Location Noted</i>								
<hr/>								
No Component	75%							
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Leaders Connecting To Building Interior Storm Drainage</i>								
<hr/>								

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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	10%			2034	\$600	4	\$100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Sump Pump Room No. 2</i>							
	<i>Explanation : 1 Simplex Set</i>							
Submersible	60%			2027	\$500	4	\$600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Sump Pump Rooms No.1 And No.2</i>							
	<i>Explanation : 2 Duplex Sets</i>							
Submersible	30%			2029	\$300	4	\$300	
	<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Room - 1 Duplex Set</i>							
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	**	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units, 80 Gallons Each. Boilers Generate Domestic Hot Water Via Built-in Heat Exchangers</i>							
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 : 1 Unit</i>							
Fire Suppression								
Sprinkler								
Generic	100%			2044	**	1-2	\$8,100	

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