

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 09-May-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1967 **Lot** : 68 **BIN** : 3056327

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$97,000	\$893,700
Interior Architecture	\$120,600	\$1,454,800
Electrical	\$361,300	\$88,900
Mechanical		\$210,200
Total	\$579,000	\$2,647,600
Importance Code A	\$97,000	\$893,700
Importance Code B	\$482,000	\$1,753,900
Total	\$579,000	\$2,647,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$49,400	\$900		\$600
Interior Architecture	\$19,700	\$4,000		\$3,900
Electrical	\$4,500	\$4,100	\$4,000	\$29,500
Mechanical	\$5,600	\$4,500	\$6,900	\$26,000
Site Pavements	\$13,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$100,100	\$20,800	\$18,200	\$67,200
Importance Code A	\$50,600	\$2,100	\$1,200	\$1,900
Importance Code B	\$45,100	\$16,500	\$17,000	\$65,300
Importance Code C	\$4,400	\$2,200		
Total	\$100,100	\$20,800	\$18,200	\$67,200



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		
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	\$97,000	LIFE	**	5	\$23,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : West Elevation							
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
	Location : Rear Wall							
	Painted Surfaces, Extent : Light, Area Affected : 30%							
	Location : Front Facade							
Stucco Cement	15%	4+	\$4,700	2040	**	5	\$5,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : West Elevation							
Windows								
Aluminum	100%			2043	**	5	\$1,900	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$4,200	
Metal Panel	5%			2045	**	5	\$800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Metal Coping							
	Explanation : Only Visible From Street Level On South Elevation							
Roof								
Asphalt Shingle	5%			2031	\$9,600	10	\$300	
IRMA/Protected Membrane	85%	Now	\$44,700	2035	\$893,700			
	Paver Block Ballast, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 30%							
	Location : Lower Roof							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Roll Roofing	10%			2031	\$23,100	5	\$5,900	
Soffits								
Stucco Cement	100%			2040	**	5	\$400	
Interior								
Floors								
Ceramic Tile	10%			2038	**	5	\$3,600	
Quarry Tile	5%	4+	\$2,700	2040	**	5	\$1,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Kitchen							
Vinyl Tile	85%	Now	\$17,000	2035	\$851,700	3	\$11,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$4,300	
Gypsum Board	85%			LIFE	**	5	\$22,100	
SGFT/Glazed Masonry	5%			LIFE	**			

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	100%	Now	\$120,600	2033	\$603,100	5	\$18,100		
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Laundry Room									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Staining/Discoloring, Extent : Light, Area Affected : 50%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
Chain Link	35%			2045		**			
Iron Picket	40%			2055		**			
Metal Panel	25%			LIFE		**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Equipment									
Explanation : Actual Material Is Vinyl Fence									
Retaining Walls									
Masonry: Fieldstone	100%			2061		**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Rear Of Parking Lot									
Explanation : Interlocking Stones									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$9,300	2040		**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
Cast in Place Concrete	100%			2040		**			
Parking/Driveway									
Asphalt	90%			2048		**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parking Lot									
Explanation : Recent Installation									
Asphalt	10%	0-2	\$4,400	2050		**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%									
Location : Entrance Apron									

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%			2055	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2055	* *	5	\$700	
	Raceway								
	Conduit	95%			2045	* *	1		
	Conduit	5%			2061	* *	1		
	Panelboards								
	Molded Case Bkrs	90%			2051	* *	5	\$600	
	Molded Case Bkrs	10%			2057	* *	5	\$100	
	Wiring								
	Thermoplastic	95%			2045	* *	1		
	Thermoplastic	5%			2061	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2033	\$88,900	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2048	* *	1	\$7,600	
	Generators								
	Diesel	100%			2044	* *	1	\$9,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoor Enclosure								
	Explanation : One 60 Kilowatts								
	Batteries								
	Lead/Acid	100%			2030	\$2,500	5	\$900	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Emergency Generator Enclosure								
	Fuel Storage								
	Main Tank	100%			2063	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Adjacent To Generator								
	Explanation : One 300 Gallons Estimated								
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	\$18,400	10	\$1,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Kitchen, Stairs, Bathrooms								
	Fluorescent	93%			2030	\$342,900	10	\$20,700	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	2%			2043	* *			
	Egress Lighting								
	Emergency, Battery	50%			2043	* *	10	\$2,900	
	Exit, Battery	50%			2043	* *	10	\$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
85 LEXINGTON AVENUE
Asset # : 1976

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

Exterior Lighting

HID	3%		2035	\$3,500	10
LED	27%		2043	* *	
No Component	70%				

Alarm

Security System

Generic	100%		2043	* *	1	\$9,200
---------	------	--	------	-----	---	---------

Fire/Smoke Detection

Generic, Digital	100%		2045	* *	1-3	\$15,700
------------------	------	--	------	-----	-----	----------

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

Location : Throughout The Building

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

Heating

Energy Source

Fuel Oil No 2	100%		2045	* *	5	\$7,500
---------------	------	--	------	-----	---	---------

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

Location : Basement

Explanation : One Fuel Oil Tank

Conversion Equipment

Hot Water Boiler	100%		2040	* *	1	\$12,000
------------------	------	--	------	-----	---	----------

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

Location : Basement - Boiler Room

Explanation : One Hot Water Boiler

Distribution

Hot Wtr Piping/Pump	100%		2034	\$53,000	4	\$1,200
---------------------	------	--	------	----------	---	---------

Terminal Devices

Convactor/Radiator	50%		2033	\$99,100	1	\$3,900
--------------------	-----	--	------	----------	---	---------

No Component	50%					
--------------	-----	--	--	--	--	--

Other Observation, Extent : N/A, Area Affected : 0%

Location : Throughout

Explanation : Reported Under Air Conditioning

Air Conditioning

Energy Source

Electricity	100%		2051	* *	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
85 LEXINGTON AVENUE
Asset # : 1976

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	70%			2043		* *		
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, 1st, 2nd Floor Mechanical Rooms							
		Explanation : Three Units With Hot Water Coils							
	Split Unit	5%			2043		* *		
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Elevator Machine Room							
	Window/Wall Unit	25%			2033	\$23,000	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices, Rooms							
		Explanation : Locations Noted							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE		* *	2-5	\$13,500
	Exhaust Fans								
	Interior	30%			2035	\$32,200	2		\$200
	Roof	15%			2035	\$7,100	2		\$100
	No Component	55%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045		* *	1	
	Water Heater With Tanks								
	Gas Fired	50%			2034	\$17,100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 85 Gallons							
	Gas Fired	50%			2030	\$17,100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 85 Gallons							
	HW Heat Exchanger								
	HTHW/HW	100%			2055		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Built-in-boiler Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE		* *	1	
	Storm Drain Piping								
	Cast Iron	100%			LIFE		* *	1	
	Sewage Ejector(s)								
	Electric	100%			2035	\$12,900	4		\$1,500
	Fixtures								
	Generic	100%							

Vertical Transport

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement, 1st And 2nd Floors, Roof									
Explanation : One Passenger Elevator									
Fire Suppression									
Sprinkler									
	Generic	100%			2055		* *	1-2	\$6,800
Chemical System									
	Generic	100%			2033	\$58,100	1-10		\$29,000
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Kitchen									
Explanation : 48 Square Foot Hood									

*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.*

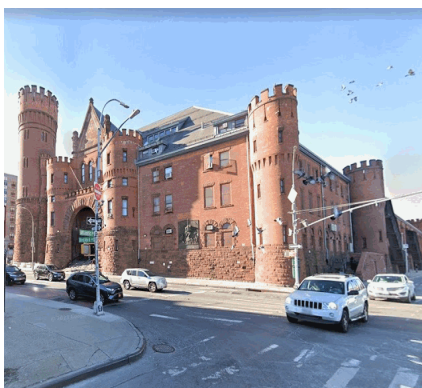
Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$293,400	\$334,000
Interior Architecture	\$1,074,200	\$2,398,900
Electrical		\$366,300
Mechanical	\$1,170,100	\$5,089,000
Total	\$2,537,800	\$8,188,200
Importance Code A	\$293,400	\$334,000
Importance Code B	\$1,538,000	\$7,731,000
Importance Code C	\$706,300	\$123,100
Total	\$2,537,800	\$8,188,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$16,200		\$6,800	
Interior Architecture	\$71,100	\$15,000	\$49,700	
Electrical	\$53,900	\$29,100	\$29,600	\$33,300
Mechanical	\$40,100	\$43,400	\$148,700	\$46,600
Site Pavements	\$1,100			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$197,300	\$102,300	\$249,800	\$94,800
Importance Code A	\$33,500	\$17,300	\$24,500	\$17,300
Importance Code B	\$162,700	\$85,000	\$225,300	\$77,500
Importance Code C	\$1,100			
Total	\$197,300	\$102,300	\$249,800	\$94,800



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
ATLANTIC AVENUE ARMORY
Asset # : 4452

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									
Copper/Terne	2%			2069	**	10	\$6,800		
Masonry: Brick	85%	4+	\$222,900	LIFE	**	5	\$123,600		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Side Entry Of Drill Area									
Masonry: Brownstone	10%			LIFE	**	5	\$10,900		
Masonry: Granite	2%			LIFE	**	5	\$2,200		
Metal Sect. OHD	1%			2047	**	5	\$4,500		
Windows									
Aluminum	95%	Now	\$70,600	2050	**	5	\$33,800		
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Dormitory									
Metal Louvers	5%			2043	**	10	\$22,200		
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$9,200		
Masonry: Brownstone	10%			LIFE	**	5	\$2,500		
Roof									
Copper/Terne	5%	Now	\$3,400	2049	**				
Drains Clogged, Extent : Moderate, Area Affected : 5%									
Location : Dormitory									
Roll Roofing	25%	Now	\$10,500	2033	\$210,400	5	\$24,700		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Tower Roof									
Skylight, Metal/Glass	3%			2044	**	10	\$11,800		
Slate	67%			LIFE	**				
Soffits									
Masonry: Brownstone	50%			LIFE	**	5			
Metal Panel	50%			2044	**	5-10			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Fire Escape									
Explanation : Fire Escape Canopy									
Interior									
Floors									
Cast in Place Concrete	45%			LIFE	**	5	\$262,100		
Ceramic Tile	5%			2043	**	5	\$13,300		
Terrazzo	5%	4+	\$27,300	LIFE	**	5	\$10,400		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Stair Located At Entrance									
Traffic Topping	5%			2039	**	5	\$16,600		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Stairwells And Cafeteria									
Explanation : Fluid Applied Epoxy Resin									
Vinyl Tile	25%			2034	\$2,013,700	3	\$25,000		
Wood	15%			2049	**	5	\$74,900		

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
ATLANTIC AVENUE ARMORY
Asset # : 4452

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$487,600	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	\$37,900	
	Masonry: Brick	5%			LIFE	**			
	Plaster	65%	Now	\$218,800	LIFE	**	5	\$123,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Dormitories</i>									
	SGFT/Glazed Masonry	5%			LIFE	**			
<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+	\$43,800	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	**			
	Exposed Struc: Wood	37%	Now	\$367,900	LIFE	**			
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Drill Floor</i>									
	Gypsum Board	10%			LIFE	**	5	\$33,200	
	Plaster	30%			LIFE	**	5	\$49,800	
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Estimates are rounded to the nearest hundred dollars.

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

** 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			
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	\$700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	* *	5	\$700	
	Raceway								
	Conduit	50%			2054	* *	1		
	Conduit	50%			2034	\$125,000	1		
	Panelboards								
	Molded Case Bkrs	70%			2050	* *	5	\$3,200	
	Molded Case Bkrs	30%			2033	\$65,600	5	\$1,400	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2039	* *	5	\$900	
	Locally Mounted	20%			2032	\$116,800	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$53,600	
	Generators								
	Diesel	100%			2037	* *	1	\$67,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room On The Drill Floor								
	Explanation : Emergency Generator Rated At 250 Kilowatts.								
	Batteries								
	Nickel Cadmium	100%			2027	\$2,700	5	\$38,900	
	Fuel Storage								
	Main Tank	100%			2049	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : No Available Nameplate Rating Capacity								
Lighting									
	Interior Lighting								
	LED	100%			2039	* *			
	Egress Lighting								
	Emergency, Service	50%			2034	\$58,800	1		
	Exit, Service	50%			2034	\$41,200	1		
	Exterior Lighting								
	LED	30%			2039	* *			
	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
ATLANTIC AVENUE ARMORY
Asset # : 4452

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

Alarm

Security System

Generic

100%

2039

* *

1

\$65,100

*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

\$110,700

*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		
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%

2044

* *

1

*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

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2044

* *

Terminal Devices

Air Handler

40%

2034

\$1,437,400

1

\$43,100

Convactor/Radiator

40%

2039

* *

1

\$22,500

Fan Coil Unit/Heat

20%

2034

\$946,900

1

\$11,300

Controls

Electrical

100%

2029

\$1,061,600

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Split Unit

10%

2034

\$453,500

Window/Wall Unit

15%

2029

\$108,500

1

Water Cooled interior

30%

2032

\$1,028,700

2

Pkg Unit

No Component

45%

Terminal Devices

Fan Coil - 2 Pipe

10%

2034

\$320,400

1

\$5,600

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.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Evaporative Condenser	10%			2034	\$55,200	2	\$12,100	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$97,200	
	Exhaust Fans								
	Interior	100%			2034	\$846,900	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	\$38,200	4	\$3,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Two Duplex Units								
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$10,700	
	Fixtures								
	Generic	100%							
	Tankless Water Heater(POU)								
	Gas Fired	100%			2029	\$35,500	2	\$1,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
	Hot Water Storage Tank								
	Generic	100%			2039	* *	1	\$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : One 250 Gallon Storage Tank								
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 5th Floor								
	Explanation : 2 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$91,200	
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$48,800	
	Fire Pump								
	Generic	100%			2037	* *	1	\$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
ATLANTIC AVENUE ARMORY
Asset # : 4452

*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.*

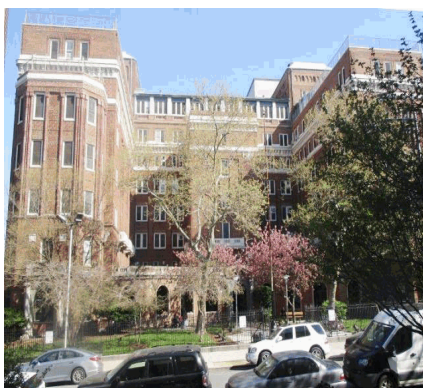
Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$542,800	
Interior Architecture	\$539,800	\$3,979,300
Electrical	\$550,300	\$3,422,100
Mechanical	\$375,800	\$2,141,100
Site Pavements		\$453,700
Total	\$2,008,700	\$9,996,300
Importance Code A	\$542,800	
Importance Code B	\$1,189,300	\$9,739,000
Importance Code C	\$276,600	\$257,200
Total	\$2,008,700	\$9,996,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$30,700		\$38,700	
Interior Architecture	\$163,800			\$25,200
Electrical	\$5,200	\$6,300	\$6,500	\$36,400
Mechanical	\$13,500	\$10,300	\$8,400	\$7,800
Site Enclosure	\$5,100			
Site Pavements	\$12,800			
Elevators/Escalators	\$16,800	\$16,800	\$16,800	\$16,800
Total	\$247,900	\$33,400	\$70,400	\$86,200
Importance Code A	\$30,700		\$38,700	
Importance Code B	\$148,100	\$33,400	\$31,700	\$86,200
Importance Code C	\$69,200			
Total	\$247,900	\$33,400	\$70,400	\$86,200



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
AUBURN FAMILY RESIDENCE
Asset # : 1970

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$40,700	
	Masonry: Brick	80%	Now	\$68,700	LIFE	* *	5	\$41,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Adjacent To Compactor									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
	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	\$29,400	5-10	\$19,100	
Roof									
	Built-Up (BUR)	90%	Now	\$474,200	2041	* *			
Blisters, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Metal Panel	5%			2029	\$32,900	10	\$4,100	
	Panel/Paver: Cer/Brk	5%	Now	\$30,400	2061	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Balcony Roofs									
Soffits									
	Stucco Cement	100%	4+	\$300	2036	\$14,500	5	\$400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Front And Rear Facades									

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
AUBURN FAMILY RESIDENCE
Asset # : 1970

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior Floors									
Cast in Place Concrete	5%	Now	\$17,000	LIFE	**	5	\$21,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 9th Floor Mechanical Rooms								
Ceramic Tile	9%			2040	**	5	\$17,900		
Poured Epoxy/Resin	1%			2030	\$111,700				
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : 3rd Floor Toilet								
Terrazzo	5%			LIFE	**	5	\$7,800		
Vinyl Tile	10%			2036	\$550,900	3	\$10,000		
Vinyl Tile	55%	Now	\$151,500	2031	\$3,029,900	3	\$41,100		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Under Construction	15%								
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : 7th And 8th Floors								
	Explanation : 7th And 8th Floors Under Construction								
Interior Walls									
Ceramic Tile	5%	0-2	\$44,700	2040	**	5	\$8,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Concrete Masonry Unit	3%	Now	\$18,300	LIFE	**	5	\$3,900		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : 9th Floor Mechanical Rooms								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 9th Floor Mechanical Rooms								
	Explanation : Actual Plaster On Terra Cotta Masonry Units								
Marble Panels	2%			LIFE	**				
Plaster	70%	Now	\$276,600	LIFE	**	5	\$68,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Wood	5%			LIFE	**	5	\$65,000		
Under Construction	15%								
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : 7th And 8th Floors								
	Explanation : 7th And 8th Floors Under Construction								

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
AUBURN FAMILY RESIDENCE
Asset # : 1970

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									
AcousTileConcealSpLn	5%			2036	\$163,700	5	\$12,700		
AcousTileSusp.Lay-In	8%	0-2	\$13,500	2044	* *	5	\$8,100		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Exposed Struc: Concrete	3%	Now	\$18,300	LIFE	* *	5	\$1,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 9th Floor									
Gypsum Board	10%			LIFE	* *	5	\$25,400		
Metal Panel	20%			LIFE	* *	5	\$50,900		
Deformed/Dented, Extent : Light, Area Affected : 10%									
Location : Throughout									
Plaster	40%	Now	\$49,500	LIFE	* *	5	\$50,900		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Under Construction	14%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : 7th And 8th Floors									
Explanation : 7th And 8th Floors Under Construction									
Site Enclosure									
Fence/Gates									
Chain Link	40%			2041	* *				
Iron Picket	60%			2051	* *				
Retaining Walls									
Cast in Place Concrete	100%	Now	\$5,100	2051	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Areaway									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$6,600	2036	\$329,700				
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Along N. Portland Avenue									
On-Site Walkways									
Cast in Place Concrete	60%	0-2	\$6,200	2036	\$124,000				
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : West Facade									
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

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
AUBURN FAMILY RESIDENCE
Asset # : 1970

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									
	Transformers								
	Dry Type	100%			2044	* *	5	\$500	
	Raceway								
	Conduit	80%			2031	\$142,300	1		
	Conduit	20%			2051	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$159,700	5	\$3,600	
	Wiring								
	Braided Cloth	10%			2030	\$27,100	1		
	Thermoplastic	90%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	98%			2036	\$406,500	5	\$900	
	Variable Frequency Drive	2%			2048	* *			
Lighting									
	Interior Lighting								
	Fluorescent	100%			2036	\$2,052,200	10	\$123,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2031	\$113,200	10	\$16,300	
	Exit, Battery	50%			2031	\$95,500	10	\$4,600	
	Exterior Lighting								
	HID	50%			2027	\$314,700	10	\$200	
	HID	50%			2036	\$314,700	10	\$200	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%	Now	\$76,000	2039	* *	1	\$22,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System Is Not Operational								
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Digital	50%			2036	\$174,000	1-3	\$42,800	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Hot Water For Heating Is Supplied From Nearby Cumberland Hospital								

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
AUBURN FAMILY RESIDENCE
Asset # : 1970

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%			2039	**	4	\$10,000	
<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	\$937,500	1	\$37,000	
	Fan Coil Unit/Heat	5%			2036	\$167,200	1	\$2,200	
	No Component	10%							
Air Conditioning									
Energy Source									
	Electricity	100%			2039	**	1		
Conversion Equipment									
	Window/Wall Unit	12%			2029	\$61,300	1		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 1st And 2nd Floors</i>									
	Window/Wall Unit	3%			2027	\$15,300	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%			2027	\$299,100	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	\$299,100	2	\$2,100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	**	1		
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
AUBURN FAMILY RESIDENCE
Asset # : 1970

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	5%	Now	\$2,400	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Room 1-150 Above Ceiling							
	Cast Iron	95%			LIFE	* *	1		
	Sump Pump(s)								
	Not Accessible	100%							
	Backflow Preventer								
	Generic	100%			2036	\$60,200	1	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cumberland Hospital							
		Explanation : Water Main And Backflow Preventer							
	Fixtures								
	Under Construction	25%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 7th And 8th Floors							
		Explanation : Bathrooms Are Under Construction							
	Generic	75%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Controller Not Working, Extent : Moderate, Area Affected : 25%							
		Location : 2 Defective Elevator Control Systems In Each Elevator Machine Rooms							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 8th Floor							
		Explanation : 2 Elevators: 1 Freight, 1 Passenger.							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$621,100	1-5	\$68,000	
	Sprinkler								
	No Component	97%							
	Generic	3%			2031	\$56,000	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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 14-Feb-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$161,000	\$158,200
Interior Architecture	\$570,700	\$1,455,200
Electrical		\$888,400
Mechanical		\$1,654,100
Total	\$731,700	\$4,155,900
Importance Code A	\$161,000	\$158,200
Importance Code B	\$259,200	\$3,997,700
Importance Code C	\$311,600	
Total	\$731,700	\$4,155,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$93,700		\$42,200	
Interior Architecture	\$348,000			\$8,800
Electrical	\$15,100	\$10,700	\$13,700	\$13,000
Mechanical	\$46,000	\$23,500	\$19,100	\$17,700
Site Enclosure	\$3,100			
Site Pavements	\$56,900			
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Total	\$578,100	\$49,500	\$90,400	\$54,900
Importance Code A	\$102,100	\$8,400	\$50,700	\$8,400
Importance Code B	\$313,900	\$41,100	\$39,800	\$46,400
Importance Code C	\$162,100			
Total	\$578,100	\$49,500	\$90,400	\$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
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

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									
	Concrete Masonry Unit	6%			LIFE	**	5	\$11,200	
	Masonry: Brick	70%			LIFE	**	5	\$208,300	
	Sidewalk Shed in Use, Extent : Light, Area Affected : 50%								
	Location : Front Of Building								
	Masonry: Limestone	12%			LIFE	**	5	\$26,800	
	Metal, Corrugated	7%	Now	\$10,300	2046	**	1		
	Deteriorated Finish, Extent : Light, Area Affected : 25%								
	Location : South Facade								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
	Location : South Facade								
	Granite Panels	3%			LIFE	**	5	\$6,700	
	Pre-Cast Concrete	2%			LIFE	**	5	\$19,300	
Windows									
	Aluminum	100%			2044	**	5	\$31,800	
Parapets									
	Masonry: Brick	15%			LIFE	**	5-10	\$9,900	
	Metal Panel	10%			2046	**	5	\$3,700	
	Metal Rail	25%			2049	**	5-10	\$43,400	
	No Component	50%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Sloped Roof								
	Explanation : No Parapets								
Roof									
	Copper/Terne	65%			2071	**	10	\$54,100	
	Modified Bitumen	35%	2-4	\$6,400	2046	**			
	Blisters, Extent : Light, Area Affected : 5%								
	Location : Wing Roof								
Soffits									
	Copper/Terne	50%	Now	\$56,900	2071	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Soffit At Southeast Cornice								
	Stucco Cement	50%	0-2	\$36,600	2041	**	5	\$10,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Rear Of Building								

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		
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	8%	Now	\$15,900	LIFE	* *	5	\$20,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Basement								
Mosaic Tile	5%	Now	\$54,900	2056	* *	5	\$7,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 6th Floor And Bathrooms								
Quarry Tile	7%	Now	\$60,300	2041	* *	5	\$6,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : 1st Floor Kitchen								
Sheet Vinyl/Rubber	10%			2041	* *	5	\$17,600		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Stairways								
	Explanation : Rubber Sheet								
Terrazzo	10%	Now	\$21,900	LIFE	* *	5	\$9,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor Entry And 5th Floor Dorms								
Vinyl Tile	45%	Now	\$72,800	2036	\$1,455,200	3	\$19,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Worn/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile 9" X 9"	15%	Now	\$28,100	2046	* *	3	\$6,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Room 134								

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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$30,000	LIFE	* *			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Basement</i>								
	Ceramic Tile	5%	Now	\$102,600	2045	* *	5	\$4,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
	<i>Location : Bathrooms</i>								
	Concrete Masonry Unit	10%			LIFE	* *	5	\$14,900	
	Gypsum Board	29%	Now	\$15,100	LIFE	* *	5	\$32,400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
	<i>Location : Throughout</i>								
	Masonry: Brick	8%	Now	\$142,000	LIFE	* *			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Basement Columns</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/Erode, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Basement</i>								
	Plaster	24%			LIFE	* *	5-10	\$38,000	
	Plaster	11%	Now	\$24,900	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	\$67,000	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$47,100	2041	**	5	\$18,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Dorms							
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout Dorms							
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%							
	Location : Throughout Dorms							
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Throughout Dorms							
AcousTileSusp.Lay-In	10%	Now	\$38,900	2041	**	5	\$5,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout 1st Floor, 2nd Floor Cafeteria And Dorms							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout 1st Floor, 2nd Floor Cafeteria							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : Throughout 1st Floor							
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Throughout 1st Floor, 2nd Floor Cafeteria, And Dorms							
Exposed Struc: Concrete	5%	Now	\$43,900	LIFE	**	5	\$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Basement Throughout							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
Exposed Struc: Steel	5%			LIFE	**	10	\$11,700	
Gypsum Board	15%			LIFE	**	5-10	\$60,400	
Plaster	40%	Now	\$71,200	LIFE	**	5	\$29,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Stairs							
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$3,100	2056	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Free Standing Walls								
Concrete Masonry Unit	100%			2046	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Sides Of Building							
	Explanation : Actually Limestone Material							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$8,600	2041	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Tripping Hazard, Extent : Moderate, Area Affected : 5%							
	Location : Front And Sides Of Building							

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$48,400 2039 * *

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		
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% 2046 * * 5 \$400

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : Two Main Service Disconnect Switch Rated At 1,600 Amperes And 1,200 Amperes For Building D And G

Transformers

Dry Type

100% 2041 * * 5 \$300

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : 75 Kilovolt Amperes Capacity

Switchgear / Switchboard

Molded Case Bkrs

100% 2036 \$162,600 5 \$2,200

Raceway

Conduit

30% 2046 * * 1

Conduit

70% 2036 \$81,200 1

Panelboards

Fused Disc Sw

10% 2035 \$12,000 5 \$200

Molded Case Bkrs

60% 2035 \$71,800 5 \$1,300

Molded Case Bkrs

30% 2044 * * 5 \$700

Wiring

Braided Cloth

50% 2035 \$87,000 1

Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building

Thermoplastic

50% 2046 * * 1

Motor Controllers

Locally Mounted

100% 2034 \$266,700 5 \$600

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$2,500

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

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
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

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

Transfer Switches

Automatic	100%		2041	**	1	\$26,200
-----------	------	--	------	----	---	----------

Generators

Diesel	100%		2039	**	1	\$32,900
--------	------	--	------	----	---	----------

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

Location : Generator Room

Explanation : 375 Kilovolt Amperes Capacity

Batteries

Lead/Acid	100%		2029	\$2,500	5	\$3,100
-----------	------	--	------	---------	---	---------

Fuel Storage

Day Tank	25%		2044	**	5	
----------	-----	--	------	----	---	--

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

Location : Generator Room

Explanation : 75 Gallon Capacity

Main Tank	75%		2051	**	5	
-----------	-----	--	------	----	---	--

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

Location : Generator Room

Explanation : 275 Gallon Capacity

Lighting

Interior Lighting

LED	100%		2041	**		
-----	------	--	------	----	--	--

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

Location : Throughout The Building

Explanation : LED Light Fixtures

Egress Lighting

Emergency, Service	10%		2031	\$5,200	1	
--------------------	-----	--	------	---------	---	--

Emergency, Service	40%		2041	**	1	
--------------------	-----	--	------	----	---	--

Exit/Emergency Light	20%		2041	**		
----------------------	-----	--	------	----	--	--

Combo

Exit, Service	30%		2031	\$11,000	1	
---------------	-----	--	------	----------	---	--

Exterior Lighting

LED	20%		2041	**		
-----	-----	--	------	----	--	--

No Component	80%					
--------------	-----	--	--	--	--	--

Alarm

Fire/Smoke Detection

Generic, Digital	100%		2036	\$219,300	1-3	\$54,000
------------------	------	--	------	-----------	-----	----------

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

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas	100%		2056	**	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
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2049	* *	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%			2035	\$167,300	4	\$5,700	
	Steam Piping/Pump	10%	Now	\$3,400	2046	* *			
				Leak Evident, Extent : Moderate, Area Affected : 5%					
				Location : Basement. Steam Leaking In One Location					
Terminal Devices									
	Air Handler	5%			2041	* *	1	\$2,600	
	Convactor/Radiator	95%			2034	\$660,300	1	\$26,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
Conversion Equipment									
	Window/Wall Unit	10%			2031	\$32,200	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%			LIFE	* *	2-5	\$3,800	
	No Component	95%							
Exhaust Fans									
	Interior	15%	0-2	\$5,700	2036	\$56,500	2	\$300	
				Not in Service, Extent : Moderate, Area Affected : 100%					
				Location : Penthouse					
	Roof	10%			2036	\$16,500	2	\$300	
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2046	* *	1		
	Galvanized Steel	20%			2034	\$217,000	1		
Water Heater With Tanks									
	Electric	100%			2034	\$141,900	4		
HW Heat Exchanger									
	Steam Fired	100%			2036	\$411,000	4	\$12,600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : 2 Units					
Sanitary Piping									
	Cast Iron	5%	2-4	\$10,700	LIFE	* *	1		
				Corroded, Extent : Moderate, Area Affected : 20%					
				Location : Basement					
	Cast Iron	95%			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
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

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	10%	2-4	\$6,000	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Cast Iron	90%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2029	\$2,600	4	\$2,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 6th Floor							
		Explanation : 2 Units. 1 Of Them Is Not Working.							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$42,900	
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$23,800	
	Fire Pump								
	Generic	100%			2039	* *	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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 14-Feb-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$534,500	
Interior Architecture	\$115,000	
Mechanical		\$79,500
Total	\$649,400	\$79,500
Importance Code A	\$534,500	
Importance Code B	\$115,000	\$79,500
Total	\$649,400	\$79,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$13,500		\$800	
Interior Architecture	\$90,400			
Electrical	\$1,200	\$1,000	\$1,000	\$1,400
Mechanical	\$1,200	\$900	\$700	\$1,100
Site Pavements	\$6,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$120,200	\$9,100	\$9,700	\$9,700
Importance Code A	\$13,500		\$800	
Importance Code B	\$59,200	\$9,100	\$8,900	\$9,700
Importance Code C	\$47,500			
Total	\$120,200	\$9,100	\$9,700	\$9,700



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
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)		
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	1%	Now	\$1,100	LIFE	**	5	\$1,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Jackson Street									
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : Jackson Street									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Entire Building									
Explanation : Building Used At Storage No Occupancy									
	Concrete Masonry Unit	5%			LIFE	**	5	\$900	
	Masonry: Brick	68%	Now	\$321,400	LIFE	**	5	\$9,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Graffiti, Extent : Moderate, Area Affected : 10%									
Location : Jackson Street									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%									
Location : Throughout And Chimney									
	Masonry: Brick	24%			LIFE	**	5	\$6,900	
	Metal Sect. OHD	2%			2041	**	5	\$900	
Windows									
	Metal Clad	95%	Now	\$123,300	2061	**	5	\$7,700	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor									
	Metal Louvers	5%			2039	**	10	\$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 / BLDGS. D AND G - LAUNDRY
Asset # : 2597

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	5%	Now	\$8,500	2046		* *		
		Blisters, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof Over Generator Room							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof Over Generator Room							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof Over Generator Room							
	Roll Roofing	95%	Now	\$89,700	2038		* *	5	\$11,500
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 5%							
		Location : Jackson Street							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Third Floor							
		Worn/Erode, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	20%	Now	\$5,500	LIFE		* *	5	\$7,100
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Stairs							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : 1st Floor, Throughout, Stairs							
	Cast in Place Concrete	80%			LIFE		* *	5	\$56,500
Interior Walls									
	Concrete Masonry Unit	25%			LIFE		* *	5	\$3,200
	Masonry: Brick	75%	Now	\$45,400	LIFE		* *		
		Paint Peeling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Painted Surfaces, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Ceilings									
	Exposed Struc: Concrete	95%	Now	\$115,000	LIFE		* *	5	\$2,400
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : 3rd Floor							
	Exposed Struc: Steel	5%	4+	\$9,700	LIFE		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : 3rd Floor							
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : 3rd Floor							

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 / BLDGS. D AND G - LAUNDRY
Asset # : 2597

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$6,100	2041		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Jackson Street							
On-Site Walkways								
Asphalt	80%	2-4	\$100	2039		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Driveway							
Steel Grating	20%	Now	\$400	2046		* *	1	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
	Location : Fire Escape							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : West Facade							
	Explanation : Fire Escape							
Parking/Driveway								
Asphalt	100%			2039		* *		

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%			2036	\$4,400	1		
Panelboards								
Molded Case Bkrs	100%			2035	\$10,000	5	\$300	
Wiring								
Braided Cloth	15%			2035	\$1,400	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	85%			2036	\$7,700	1		
Lighting								
Interior Lighting								
LED	100%			2041	**			
Egress Lighting								
Emergency, Battery	50%			2041	**	10	\$1,300	
Exit, LED	50%			2064	**	1		
Exterior Lighting								
LED	20%			2044	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2031	\$20,300	1	\$4,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Front Of The Building							
	Explanation : CCTV Suveillance Camera							

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 / BLDGS. D AND G - LAUNDRY
Asset # : 2597

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2036

\$27,900

1-3

\$6,900

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

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

Heating

Distribution

Hot Wtr Piping/Pump

100%

2035

\$23,600

4

\$800

Terminal Devices

Convactor/Radiator

90%

2034

\$79,500

1

\$3,100

Unit Heater - Hot Water

10%

2031

\$6,400

Ventilation

Exhaust Fans

Wall Unit

20%

2036

\$900

2

\$100

No Component

80%

Plumbing

H/C Water Piping

Galvanized Steel

5%

2034

\$6,900

1

No Component

95%

Sanitary Piping

Cast Iron

5%

LIFE

* *

1

No Component

95%

Vertical Transport

Elevators

Geared Traction

100%

LIFE

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st To 3rd Floor**Explanation : 1 Freight Unit*

Fire Suppression

Standpipe

Generic

100%

2036

\$49,700

1-5

\$5,700

Sprinkler

Generic

100%

2046

* *

1-2

\$3,000

*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.*

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

Asset Name : BELLEVUE MENS SHELTER
Address : 400 EAST 30TH 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 : 22-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4,7,8,9,Ph
Block : 962 **Lot** : 7501 **BIN** : 1085588

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$12,578,100	\$588,000
Interior Architecture	\$4,290,600	\$21,440,100
Electrical	\$111,700	\$4,512,600
Mechanical	\$365,400	\$26,259,200
Total	\$17,345,800	\$52,799,900
Importance Code A	\$12,578,100	\$588,000
Importance Code B	\$3,878,800	\$52,111,300
Importance Code C	\$888,900	\$100,600
Total	\$17,345,800	\$52,799,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$39,900		\$3,600	
Interior Architecture				\$42,700
Electrical	\$117,900	\$53,800	\$58,500	\$51,000
Mechanical	\$157,300	\$60,100	\$79,000	\$24,400
Site Enclosure	\$20,000			
Site Pavements	\$14,400			
Elevators/Escalators	\$58,800	\$58,800	\$58,800	\$58,800
Total	\$408,300	\$172,700	\$199,900	\$176,900
Importance Code A	\$45,300	\$400	\$15,500	\$400
Importance Code B	\$363,100	\$172,300	\$184,400	\$176,500
Importance Code C				
Total	\$408,300	\$172,700	\$199,900	\$176,900



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
BELLEVUE MENS SHELTER
Asset # : 1955

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	* *	5	\$319,500	
		<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>							
		<i>Location : Throughout</i>							
	Masonry: Limestone	25%			LIFE	* *	5	\$79,900	
Windows									
	Aluminum	80%	Now	\$9,895,900	2061	* *	5	\$103,800	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Ctrwt/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	\$2,340,900	2061	* *	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									
	Masonry: Brick	60%			LIFE	* *	5-10	\$94,600	
	Masonry: Limestone	40%			LIFE	* *	5-10	\$112,400	
Roof									
	Metal Panel	2%			2049	* *	10	\$3,600	
	Modified Bitumen	5%			2041	* *	10	\$4,900	
	Single Ply Membrane	5%			2041	* *	10	\$4,900	
	Under Construction	88%							
Soffits									
	Not Accessible	100%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
		<i>Location :</i>							
		<i>Explanation : Sidewalk Shed In Use</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
BELLEVUE MENS SHELTER
Asset # : 1955

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$264,400	LIFE	**	5	\$136,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%									
Location : Throughout Sub-basement									
Other Observation, Extent : Moderate, Area Affected : 80%									
Location : Mechanical Boiler And Corridor Areas Throughout									
Explanation : Steel Utility Covers And Flange Assembly Rusted Throughout In Various Locations Of Sub-basement									
Ceramic Tile	5%	Now	\$175,300	2039	**	5	\$15,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Showers And Toilets									
Marble Panels	5%	0-2	\$136,400	LIFE	**	5	\$23,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Quarry Tile	5%	Now	\$114,400	2041	**	5	\$23,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Terrazzo	15%	Now	\$436,000	LIFE	**	5	\$72,900		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Prevalent In Basement And Other Areas Throughout									
Vinyl Tile	20%	Now	\$171,800	2036	\$3,435,300	3	\$46,600		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Basement And Other Areas Throughout									
Vinyl Tile 9" X 9"	35%	Now	\$348,100	2031	\$17,403,800	3	\$81,600		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Wood	5%	Now	\$185,400	2051	**	5	\$29,100		
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%									
Location : Throughout									
Interior Walls									
Ceramic Tile	10%	Now	\$461,400	2039	**	5	\$21,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Showers And Toilets									
Granite Panels	5%	Now	\$190,200	LIFE	**				
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement And Throughout									
Marble Panels	5%	0-2	\$74,000	LIFE	**				
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Plaster	80%	Now	\$163,300	LIFE	**	5	\$100,600		
Broken/Missing Elements, Extent : Light, Area Affected : 50%									
Location : Stairwells And Throughout									

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

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									
	AcousTile,Adhered	10%	Now	\$100,100	2041	**	5	\$31,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	AcousTileConcealSpLn	10%			2041	**	5	\$77,700	
	AcousTileSusp.Lay-In	5%	Now	\$51,700	2041	**	5	\$15,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Basement And Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Basement									
	Plaster	75%	Now	\$1,418,300	LIFE	**	5	\$291,400	
Broken/Missing Elements, Extent : Light, Area Affected : 50%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
	Iron Picket	60%			2056	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Limited Visibility Due To Construction Netting									
	Metal Panel	35%			LIFE	**	10		
	Not Accessible	5%							
Free Standing Walls									
	Masonry: Brick	100%			2046	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Limited Access/ Visibility Due To Construction Netting									
Retaining Walls									
	Masonry: Fieldstone	100%	0-2	\$20,000	2046	**			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%									
Location : 30th Street Entrance									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$14,400	2041	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : 30th Street									
On-Site Walkways									
	Cast in Place Concrete	5%			2053	**			
	Cast in Place Concrete	10%			2041	**			
	Not Accessible	85%							

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2062	* *	5	\$10,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Transformer Room									
Explanation : Two-1,600 Ampere And Two-2,000 Ampere									
Transformers									
	Dry Type	100%			2053	* *	5	\$1,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Transformer Room									
Explanation : One-30 Kva Transformer; One- 500 Kva Transformer; One-300 Kva Transformer; Various Capacity Transformer									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2062	* *	5	\$10,700	
Raceway									
	Conduit	40%			2062	* *	1		
	Conduit	60%			2046	* *	1		
Panelboards									
	Molded Case Bkrs	40%			2058	* *	5	\$4,300	
	Molded Case Bkrs	60%			2052	* *	5	\$6,400	
Wiring									
	Braided Cloth	20%			2035	\$203,900	1		
	Thermoplastic	80%			2056	* *	1		
Motor Controllers									
	Locally Mounted	20%			2041	* *	5	\$500	
	Motor Control Center	80%			2041	* *	5	\$8,800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$11,900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2053	* *	1	\$124,900	
Generators									
	Diesel	100%			2049	* *	1	\$157,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room - Roof									
Explanation : 750 Kw									
Batteries									
	Nickel Cadmium	100%			2031	\$2,500	5	\$90,500	
Fuel Storage									
	Main Tank	100%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 275 Gallon									
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
BELLEVUE MENS SHELTER
Asset # : 1955

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2036	\$1,853,000	10	\$111,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 50%							
		Location : Throughout The Building							
	Fluorescent	30%			2031	\$1,853,000	10	\$111,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	40%			2044	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Observed On 1st And Reported On 2nd Floors							
Egress Lighting									
	Emergency, Battery	20%			2036	\$136,300	10	\$19,600	
	Exit/Emergency Light Combo	30%			2036	\$101,300			
	Exit, Service	20%			2041	* *	1		
	Exit, Battery	30%			2036	\$172,500	10	\$8,200	
Exterior Lighting									
	Fluorescent	5%			2031	\$81,000	10	\$1,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Exterior							
	HID	10%			2041	* *	10	\$100	
	LED	15%			2044	* *			
	No Component	70%							
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	* *	1-3	\$250,200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Main Lobby							

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								
	Utility Steam	99%			2056	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Supplied By Con Edison							
	Electricity	1%			2062	* *	1		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement Electrical Rooms							

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	99%			2039	* *	5	\$23,900	
	Radiant Heater	1%			2044	* *	2	\$1,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Electrical Rooms							
		Explanation : Electric Unit Heaters							
Distribution									
	Steam Piping/Pump	100%	Now	\$162,500	2036	\$3,250,800			
		Insul. Deteriorating, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Leak Evident, Extent : Light, Area Affected : 10%							
		Location : Sub-basement Steam Room, East Riser 3rd, 4th, 5th Floors							
Terminal Devices									
	Air Handler	1%			2031	\$76,400	1	\$2,500	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
	Convactor/Radiator	99%			2034	\$3,286,400	1	\$129,800	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Controls									
	Digital	100%			2034	\$11,659,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
Conversion Equipment									
	Split Unit	1%			2036	\$96,400			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Center Elevator Machine Room							
	Split Unit	10%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement Electrical Rooms, East Elevator Machine Room							
	Window/Wall Unit	30%	Now	\$23,100	2031	\$461,400	1		
		Broken, Extent : Light, Area Affected : 15%							
		Location : Various Locations							
	No Component	59%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2041	* *	2	\$28,300	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$358,400	

*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
BELLEVUE MENS SHELTER
Asset # : 1955

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
Ventilation									
	Exhaust Fans								
	Interior	100%	Now	\$36,000	2031	\$1,800,400	2	\$9,900	
		Broken, Extent : Light, Area Affected : 25%							
		Location : 3rd Floor							
Plumbing									
	H/C Water Piping								
	Brass/Copper	85%			2036	\$4,431,700	1		
	Galvanized Steel	15%	Now	\$38,900	2034	\$777,400	1		
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Sub-basement							
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : Roof							
		Explanation : House Tanks In Poor Condition And Leaking Into East Elevator Machine Room							
	HW Heat Exchanger								
	Steam Fired	100%			2056	* *	4	\$60,200	
	Sanitary Piping								
	Cast Iron	100%	Now	\$102,300	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Sub-basement							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2041	* *	4	\$8,600	
	Sewage Ejector(s)								
	Electric	100%			2036	\$212,600	4	\$24,200	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations							
	Booster Pump w/Tank								
	Generic	100%	Now	\$700	2036	\$36,200	1	\$14,900	
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : East Tank Room							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 2 Units From Sub-basement To 7th Floor, 3 Units From 1st To 8th Floor, 2 Units From 1st To 9th Floor							
		Explanation : 7 Units Total, 4 Units Not In Service; Not In Service Units Are Beyond Repair							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$204,700	
	Sprinkler								
	No Component	90%							
	Generic	10%			2046	* *	1-2	\$11,400	

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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 05-Dec-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 68 **Lot** : 2 **BIN** : 4000526

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,157,600	\$58,700
Interior Architecture	\$948,500	\$381,400
Electrical		\$611,000
Mechanical		\$3,786,300
Site Enclosure	\$58,500	
Total	\$3,164,600	\$4,837,400
Importance Code A	\$2,157,600	\$58,700
Importance Code B	\$948,500	\$4,778,700
Importance Code C	\$58,500	
Total	\$3,164,600	\$4,837,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	\$62,100		\$9,100	\$5,100
Electrical	\$10,200	\$7,000	\$7,300	\$8,700
Mechanical	\$56,600	\$11,700	\$16,400	\$9,900
Site Pavements	\$11,000			
Total	\$139,900	\$18,700	\$32,800	\$23,700
Importance Code A	\$3,200	\$3,200	\$3,200	\$3,200
Importance Code B	\$78,100	\$15,600	\$23,100	\$20,500
Importance Code C	\$58,700		\$6,600	
Total	\$139,900	\$18,700	\$32,800	\$23,700



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
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

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									
	Concrete Masonry Unit	15%	Now	\$125,800	LIFE	* *	5	\$7,300	
		Vertical Cracks, Extent : Moderate, Area Affected : 5% Location : Railroad Tracks South Facade Water Penetration, Extent : Moderate, Area Affected : 10% Location : Railroad Tracks South Facade							
	Masonry: Brick	75%	Now	\$483,000	LIFE	* *	5	\$58,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : East, North Facade Misaligned/Bulging, Extent : Severe, Area Affected : 10% Location : East Facade Water Penetration, Extent : Moderate, Area Affected : 10% Location : East Facade, Blue Section							
	Metal Panel	5%			2056	* *	5-10	\$26,900	
	Pre-Cast Concrete	5%	Now	\$56,700	LIFE	* *	5	\$12,700	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50% Location : Window Sills Open Joints, Extent : Moderate, Area Affected : 25% Location : Window Sills							
Windows									
	Aluminum	85%	Now	\$35,900	2044	* *	5	\$7,500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 1% Location : Various Locations Throughout Water Penetration, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Aluminum	15%	Now	\$126,700	2061	* *	5	\$1,300	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 35% Location : Clearstories Water Penetration, Extent : Severe, Area Affected : 15% Location : Clearstories							
Roof									
	Modified Bitumen	100%	Now	\$1,329,500	2046	* *			
		Blisters, Extent : Moderate, Area Affected : 10% Location : Throughout Ponding, Extent : Severe, Area Affected : 15% Location : Around Roof Drains Water Penetration, Extent : Light, Area Affected : 20% Location : Various Locations Throughout, Leaking Below, Flashing At Clearstories, Lower Roof Into Offices Other Observation, Extent : Severe, Area Affected : 30% Location : Throughout Roof Explanation : Patching No Good, Still Leaks Below Shelter Area.							
Soffits									
	Stucco Cement	100%			2041	* *	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
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	65%			LIFE	**	5	\$289,800	
Ceramic Tile	10%			2045	**	5	\$10,200	
Mosaic Tile	5%			2041	**	5	\$12,700	
Vinyl Tile	20%			2041	**	3	\$7,600	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**	10	\$6,600	
Ceramic Tile	10%			2039	**	5	\$13,100	
Concrete Masonry Unit	45%			LIFE	**	5	\$47,200	
Fiberglass Panel	30%			LIFE	**	10	\$9,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Shelter Area								
Explanation : Resident's Room Dividers								
Gypsum Board	13%			LIFE	**	5-10	\$29,000	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$3,400	2041	**	5	\$5,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Intake, Clinic And Offices								
Misaligned/Bulging, Extent : Light, Area Affected : 1%								
Location : Recreation Room								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Exposed Struc: Steel	14%	Now	\$680,200	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Shelter Area								
Exposed Struc: Steel	61%			LIFE	**	10	\$123,300	
Fiber Board	15%			2036	\$236,500			
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$58,500	2046	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Gate								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$9,500	2049	**			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Front Entry								
On-Site Walkways								
Cast in Place Concrete	100%			2049	**			

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

Site Pavements

Parking/Driveway

Asphalt

100%

2045

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

Activity Yard

Asphalt

75%

4+

\$1,500

2039

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Basketball Court*

Cast in Place Concrete

25%

2049

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2036

\$25,300

5

\$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 1,200 Amperes Each And On Extended Life*

Switchgear / Switchboard

Fused Knife Sw

100%

2036

\$162,600

5

\$300

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

Raceway

Conduit

90%

2046

* *

1

Conduit

10%

2056

* *

1

Panelboards

Fused Disc Sw

10%

2035

\$9,000

5

\$200

Molded Case Bkrs

20%

2035

\$18,000

5

\$400

Molded Case Bkrs

70%

2052

* *

5

\$1,400

Wiring

Thermoplastic

90%

2046

* *

1

Thermoplastic

10%

2056

* *

1

Motor Controllers

Locally Mounted

100%

2034

\$237,000

5

\$500

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$2,200

Lighting

Interior Lighting

LED

100%

2041

* *

Egress Lighting

Emergency, Battery

50%

2041

* *

10

\$9,100

Exit, Service

50%

2041

* *

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
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

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

Exterior Lighting

LED

20%

2041

* *

No Component

80%

Alarm

Security System

Generic

100%

2041

* *

1

\$28,000

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

Fire/Smoke Detection

Generic, Analog

100%

2036

\$193,500

1-3

\$47,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights, Horns*

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

Heating

Energy Source

Natural Gas

100%

2062

* *

1

Conversion Equipment

Hot Water Boiler

85%

2041

* *

1

\$31,500

*Boiler Used For Hot Water, Extent : Light, Area Affected : 100%**Location : 1st Floor - Boiler Room*

No Component

15%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Roof**Explanation : Reported Under Air Conditioning - Exterior Packaged Units*

Distribution

Hot Wtr Piping/Pump

100%

2044

* *

4

\$5,500

Terminal Devices

Convactor/Radiator

15%

2034

\$78,200

1

\$3,600

Unit Heater - Hot Water

3%

2031

\$11,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor - Supply Room**Explanation : Location Noted*

No Component

82%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : 1st Floor**Explanation : Reported Under Air Conditioning - Split Systems*

Controls

Digital

50%

2035

\$915,500

Digital

50%

2031

\$915,500

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
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	100%			2044	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	20%			2044	* *	2	\$900	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	20%			2031	\$356,200			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	58%			2044	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	2%			2031	\$5,700	1		
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$66,200	
Exhaust Fans									
	Interior	20%			2031	\$66,500	2	\$500	
	Roof	75%			2036	\$109,100	2	\$1,700	
	Roof	5%	Now	\$1,500	2036	\$7,300	2	\$100	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2046	* *	1		
	Galvanized Steel	20%	Now	\$19,100	2034	\$191,500	1		
		Leak Evident, Extent : Moderate, Area Affected : 50%							
		Location : 1st Floor - Water Meter Room							
Water Heater With Tanks									
	Gas Fired	50%	Now	\$2,600	2035	\$25,600	2		
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Cafeteria - Water Heater Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Cafeteria - Water Heater Room (1 Of 2)							
		Explanation : One Unit, 200mbh, 100 Gallons							
	Gas Fired	50%			2035	\$25,600	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Cafeteria - Water Heater Room (2 Of 2)							
		Explanation : One Unit, 200mbh, 100 Gallons							
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
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

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		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Side Yard						
			Explanation : Storm Detention Basin For Roof Runoff						
	Sump Pump(s)								
	Submersible	100%			2029	\$2,300	4	\$2,400	
Fixtures									
	Generic	100%							
Tankless Water Heater(POU)									
	Gas Fired	100%			2035	\$32,400	2	\$1,300	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 1st Floor - Boiler Room						
			Explanation : One Unit, 1435mbh						
	Hot Water Storage Tank								
	Generic	100%			2044	* *	1	\$5,200	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 1st Floor - Boiler Room						
			Explanation : Two 350 Gallon Units						
Fire Suppression									
	Sprinkler								
	Generic	100%			2036	\$1,037,200	1-2	\$21,000	
Chemical System									
	Generic	100%			2034	\$58,100	1-10	\$29,000	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Kitchen						
			Explanation : One 90 Square Foot Hood						

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,057,500	\$540,400
Interior Architecture	\$257,400	\$3,150,400
Mechanical	\$988,300	\$1,374,200
Total	\$2,303,200	\$5,065,000
Importance Code A	\$1,057,500	\$630,400
Importance Code B	\$1,245,700	\$3,982,000
Importance Code C		\$452,600
Total	\$2,303,200	\$5,065,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$6,500	\$3,100		
Interior Architecture	\$35,000			\$11,600
Electrical	\$16,400	\$13,800	\$2,600	\$2,600
Mechanical	\$144,000	\$38,000	\$12,600	\$7,300
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$209,200	\$62,100	\$22,400	\$28,800
Importance Code A	\$10,100	\$6,500	\$3,600	\$3,200
Importance Code B	\$199,100	\$55,600	\$18,900	\$25,500
Importance Code C				
Total	\$209,200	\$62,100	\$22,400	\$28,800



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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$34,700	
	Masonry: Brick	95%	Now	\$138,900	LIFE	**	5	\$84,400	
Expansion Joint Failure, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Horizontal Cracks, Extent : Light, Area Affected : 2%									
Location : Window Sills									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Below Gutter Leaks									
Windows									
	Aluminum	100%	Now	\$918,600	2058	**	5	\$9,600	
Air Infiltration, Extent : Moderate, Area Affected : 25%									
Location : Apartments Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Apartments Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 15%									
Location : Apartments Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : Apartments Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Apartments Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 25%									
Location : Apartments Throughout									
Parapets									
	Metal Panel	10%			2053	**	5	\$1,700	
	Metal Rail	90%			2046	**	5-10	\$72,100	
Roof									
	Metal Panel	35%	2-4	\$6,500	2046	**			
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%									
Location : Gutter Leaks									
	Modified Bitumen	65%			2033		10	\$41,700	
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Throughout									
Soffits									
	Cast in Place Concrete	50%			LIFE	**	5	\$9,100	
	Stucco Cement	50%			2038	**	5	\$4,600	

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
BRIARWOOD FAMILY RESIDENCE
Asset # : 3012

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	4%			LIFE	* *	5	\$9,100	
	Ceramic Tile	6%	Now	\$35,000	2042	* *	5	\$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Apartments Throughout									
Worn/Erode, Extent : Light, Area Affected : 25%									
Location : Apartments Throughout									
	Vinyl Tile	90%	0-2	\$257,400	2033	\$2,573,800	3	\$34,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement Floor Corridor									
Worn/Erode, Extent : Light, Area Affected : 50%									
Location : Corridors And Apartments Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
	Ceramic Tile	5%			2036	\$389,000	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	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : West Side									
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,200 Ampere And Two 800 Ampere Main Disconnect Switches							
	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	\$13,800	2068	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roofs							
		Explanation : Lightning Rods Not Properly Bonded/detached							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$25,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	Under Construction	100%							

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

Heating

*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

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	5%			2043	**	1		
	Natural Gas	95%			2043	**	1		
Conversion Equipment									
	Hot Water Boiler	95%			2046	**	1	\$32,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Units, 3,844 Mbh Input Each, Domestic Hot Water Generated From Built-in Heat Exchangers							
	Radiant Heater	5%			2033	\$90,000	2	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Elevator Machine Room							
		Explanation : Electric Unit Heater							
Distribution									
	Ductwork/Diffusers	20%	Now	\$40,800	LIFE	**	2-5	\$7,700	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Roofs At Make-up Units							
	Hot Wtr Piping/Pump	80%	Now	\$121,000	2058	**	4	\$2,700	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : System Unable To Deliver Required Flow To Meet Heat Demand							
Terminal Devices									
	Air Handler	10%	Now	\$130,200	2043	**	1	\$3,900	
		Damaged, Extent : Moderate, Area Affected : 100%							
		Location : Roofs							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roofs							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roofs							
		Explanation : Two Rooftop Make-up Air Units							
	Convactor/Radiator	70%			2031	\$395,900	1	\$15,600	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fan Coil Unit/Heat	10%			2028	\$171,500	1	\$2,200	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement - Ceiling Mounted							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Ceiling Mounted							
		Explanation : Ducted Heating And Ventilating Units							
	Unit Heater - Hot Water	10%			2033	\$41,000			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Cabinet And Unit Heaters							

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

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									
	Controls								
	Electrical	100%			2028	\$384,500			
Air Conditioning									
	Energy Source								
	Electricity	30%			2041	* *	1		
	No Component	70%							
	Conversion Equipment								
	Split Unit	5%	Now	\$82,100	2043	* *			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Roof - West Side							
	Window/Wall Unit	25%			2028	\$65,500	1		
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$19,300	
	No Component	50%							
	Exhaust Fans								
	Interior	10%			2028	\$30,700	2	\$200	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement - Ceiling Mounted							
	Roof	25%	Now	\$33,600	2043	* *	2	\$400	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roofs							
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Roofs							
	Roof	25%			2028	\$33,600	2	\$500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roofs							
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$17,800	2033	\$888,300	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Boiler Room							
		Explanation : Domestic Hot Water Recirculating Pump Defective							
	Sanitary Piping								
	Cast Iron	100%	Now	\$43,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Basement - West Side							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$4,200	

*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
BRIARWOOD FAMILY RESIDENCE
Asset # : 3012

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043		* *	1-2	\$19,400

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Electrical		\$152,900
Mechanical	\$132,600	\$113,900
Total	\$132,600	\$266,800
Importance Code A		\$113,900
Importance Code B	\$132,600	\$152,900
Total	\$132,600	\$266,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$73,100		\$5,400	
Interior Architecture	\$51,000		\$2,500	\$2,100
Electrical	\$1,400	\$1,300	\$36,300	\$1,300
Mechanical	\$6,700	\$4,300	\$68,300	\$4,500
Total	\$132,200	\$5,500	\$112,400	\$7,900
Importance Code A	\$73,700	\$700	\$6,000	\$700
Importance Code B	\$56,800	\$4,900	\$106,400	\$7,200
Importance Code C	\$1,600			
Total	\$132,200	\$5,500	\$112,400	\$7,900



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
BROWNSVILLE WOMENS CENTER
Asset # : 4454

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$33,400	LIFE	**	5	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Areaways At North Facade							
	Worn/Erode, Extent : Light, Area Affected : 25%							
	Location : Areaways At North Facade							
Stucco Cement	75%			2047	**	5	\$30,500	
Windows								
Aluminum	100%	Now	\$13,900	2050	**	5	\$2,900	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Parapets								
Metal Panel	10%			2064	**	5	\$1,500	
Stucco Cement	90%			2054	**	5	\$9,200	
Roof								
Modified Bitumen	95%	2-4	\$4,500	2039	**			
	Blisters, Extent : Light, Area Affected : 5%							
	Location : Roof							
Skylight, Metal/Glass	5%	Now	\$6,000	2054	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Skylight							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
Ceramic Tile	5%	0-2	\$2,800	2043	**	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Bathrooms							
Quarry Tile	5%			2047	**	5	\$1,500	
Vinyl Tile	85%	Now	\$45,900	2039	**	3	\$6,200	
	Adhesion Failure, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Uneven Substrate, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%	Now	\$1,600	2043	**	5	\$700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Gypsum Board	70%			LIFE	**	5	\$12,500	
Masonry: Fieldstone	20%			LIFE	**			

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

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	25%			2039	* *	5	\$4,900	
	Gypsum Board	75%			LIFE	* *	5	\$18,400	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2054	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	On-Site Walkways								
	Cast in Place Concrete	100%			2039	* *			
	Parking/Driveway								
	Asphalt	100%			2043	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ponding, Extent : Light, Area Affected : 10%								
	Location : Parking Lot								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Switch Rated At 400 Amperes								
	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	\$200	
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
BROWNSVILLE WOMENS CENTER
Asset # : 4454

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

5%

2034

\$10,200

10

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps Type Fixtures.*

Fluorescent

70%

2034

\$142,700

10

\$8,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor And 2nd Floor**Explanation : T-8 Lamps*

LED

25%

2042

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : LED Light*

Egress Lighting

Emergency, Battery

50%

2034

\$11,200

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

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Exterior And Hallways**Explanation : Cameras Security System*

Fire/Smoke Detection

Generic, Digital

100%

2029

\$34,600

1-3

\$8,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Interior**Explanation : Fire Alarm System Is Obsolete System.*

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

Heating

Energy Source

Natural Gas

100%

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	20%			2039	* *	1	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
	Hot Water Boiler	80%			2032	\$113,900	1	\$5,300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit At 310,000 British Thermal Unit							
Distribution									
	Hot Wtr Piping/Pump	80%			2042	* *	4	\$500	
	No Component	20%							
Terminal Devices									
	Convactor/Radiator	80%			2039	* *	1	\$3,500	
	No Component	20%							
Controls									
	Electrical	100%			2029	\$74,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	20%			2039	* *	2	\$200	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit, Roof							
	Window/Wall Unit	20%			2029	\$10,200	1		
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$2,200	
	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	\$17,100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 75 Gallon Unit For Kitchen.							
	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
BROWNSVILLE WOMENS CENTER
Asset # : 4454

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%	Now	\$2,400	LIFE	* *	1		
			Blockage /Clogged, Extent : Moderate, Area Affected : 20%						
			Location : Roof And Basement						
Fixtures									
	Generic	100%							
Tankless Water Heater(POU)									
	Gas Fired	100%			2029	\$32,400	2	\$1,300	
Hot Water Storage Tank									
	Generic	100%			2034	\$15,400	1	\$2,600	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : One 200 Gallon Storage Tank						
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$3,800	
Chemical System									
	Generic	100%			2029	\$58,100	1-10	\$29,000	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Kitchen						
			Explanation : Covers 10 Square Feet						

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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 09-Jun-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3426 **Lot** : 5 **BIN** : 3319581

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,065,400	\$88,800
Interior Architecture	\$93,300	\$55,100
Electrical		\$289,000
Mechanical	\$122,100	\$818,000
Total	\$1,280,800	\$1,251,000
Importance Code A	\$1,065,400	\$88,800
Importance Code B	\$122,100	\$1,107,000
Importance Code C	\$93,300	\$55,100
Total	\$1,280,800	\$1,251,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$36,600		\$29,400	
Interior Architecture	\$192,300		\$2,600	\$14,500
Electrical	\$35,900	\$6,100	\$6,900	\$7,300
Mechanical	\$56,600	\$12,500	\$9,300	\$8,900
Site Enclosure	\$5,300			
Site Pavements	\$8,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$342,600	\$25,700	\$55,400	\$37,900
Importance Code A	\$39,800	\$3,200	\$32,600	\$3,200
Importance Code B	\$237,200	\$22,500	\$22,800	\$31,100
Importance Code C	\$65,600			\$3,500
Total	\$342,600	\$25,700	\$55,400	\$37,900



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
BUSHWICK FAMILY RESIDENCE
Asset # : 53

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	10%	Now	\$14,600	LIFE	* *	5	\$8,900	
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : Second Floor Adjacent Recreation Room Entrance								
	Masonry: Brick	90%			LIFE	* *	5	\$159,900	
Windows									
	Aluminum	100%	Now	\$459,300	2044	* *	5	\$9,600	
Air Infiltration, Extent : Moderate, Area Affected : 50% Location : Throughout Apartment Windows Hardware Missing, Extent : Moderate, Area Affected : 30% Location : Throughout Apartment Windows Worn/Erode, Extent : Moderate, Area Affected : 40% Location : Throughout Apartment Windows									
Parapets									
	Masonry: Brick	85%			LIFE	* *	5-10	\$25,800	
	Metal Panel	15%			2056	* *	5	\$2,600	
Roof									
	Metal Panel	25%			2049	* *	10	\$29,400	
	Modified Bitumen	75%	Now	\$526,200	2046	* *			
Alligatoring, Extent : Moderate, Area Affected : 15% Location : Throughout Main Building And East Wing Blisters, Extent : Light, Area Affected : 10% Location : Roof Throughout Ponding, Extent : Light, Area Affected : 20% Location : Roof Throughout Recent Repair Evident, Extent : N/A, Area Affected : 10% Location : Upper Roof Throughout Seams Open/Split, Extent : Moderate, Area Affected : 5% Location : Upper Roof Main Wing Water Penetration, Extent : Moderate, Area Affected : 10% Location : Rooms 211, 212, 302, 313 Worn/Erode, Extent : Moderate, Area Affected : 10% Location : Roof Throughout									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$45,300	
	Ceramic Tile	5%			2039	* *	5	\$5,200	
	Vinyl Tile	85%	Now	\$48,600	2041	* *	3	\$33,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout Corridors And Apartments									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	10%			LIFE	* *	10	\$35,400	
	Ceramic Tile	5%			2045	* *	5	\$7,100	
	Concrete Masonry Unit	15%			LIFE	* *	5	\$17,000	
	Glass: Single Pane	5%			LIFE	* *	5	\$10,600	
	Gypsum Board	5%	Now	\$2,500	LIFE	* *	5	\$4,200	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Adjacent Recreation Room								
	Gypsum Board	60%			LIFE	* *	5-10	\$144,200	
Ceilings									
	Exposed Struc: Concrete	25%			LIFE	* *	5-10	\$32,600	
	Gypsum Board	25%	Now	\$9,100	LIFE	* *	5	\$32,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Daycare								
	Plaster	50%	Now	\$31,800	LIFE	* *	5	\$32,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout Apartments And Corridors								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Rooms 211, 212, 302, 313								
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2056	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building Perimeter								
	Explanation : Steel Mesh Style Fence								
	Chain Link	15%	0-2	\$3,500	2046	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Roof Guard Rails								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roofs								
	Explanation : Roof Guard Rails								
	Iron Picket	35%	Now	\$1,800	2071	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Central Play Yard								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	* *			
On-Site Walkways									
	Asphalt	25%	2-4	\$1,600	2039	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Garden Walk Area								
	Cast in Place Concrete	75%			2049	* *			

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

Site Pavements

Parking/Driveway

Asphalt

100% 2-4 \$7,000 2039 * *

Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Parking Lot Area

Ponding, Extent : Light, Area Affected : 15%

Location : Parking Lot Area

Activity Yard

Rubber Matting

100% 2041 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2046 * * 5 \$300

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

Location : Basement Electrical Room

Explanation : Main Service Disconnect Switch Rated 3,000 Amperes

Switchgear / Switchboard

Fused Disc Sw

100% 2046 * * 5 \$300

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

Location : Basement Electrical Room

Explanation : One Vertical Section

Raceway

Conduit

100% 2046 * * 1

Panelboards

Molded Case Bkrs

100% 2044 * * 5 \$1,700

Wiring

Thermoplastic

100% 2046 * * 1

Motor Controllers

Locally Mounted

100% 2041 * * 5 \$400

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,900

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

Location : Basement Plumbing Room

Explanation : Water Main Pipe Grounded

Lighting

Interior Lighting

LED

100% 2041 * *

Egress Lighting

Emergency, Battery

40% 2041 * * 10 \$6,300

Exit/Emergency Light

30% 2041 * *

Combo

Exit, LED

30% 2064 * * 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
BUSHWICK FAMILY RESIDENCE
Asset # : 53

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									
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%	Now	\$27,600	2076	* *	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 10%								
	Location : Roof								
	Explanation : Several Lightning Rod Are Disconnected From Equipment And Are Laying On The Roof.								
Alarm									
	Security System								
	Generic	100%			2031	\$121,800	1	\$24,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways								
	Explanation : CCTV Surveillance Camera System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	\$167,300	1-3	\$41,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Manual Pull Station And Smoke Detectors								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	* *	1	\$32,100	
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	99%			2044	* *	4	\$4,700	
Hot Wtr Piping/Pump	1%			2044	* *	4		
Terminal Devices								
Air Handler	20%	Now	\$122,100	2036	\$244,100	1	\$7,200	
Not in Service, Extent : Severe, Area Affected : 75%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Hot Water Sourced Heating And Ventilating Units. Equipment Was Not Running At The Time Of This Survey.								
Convactor/Radiator	80%			2041	* *	1	\$16,800	

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
BUSHWICK FAMILY RESIDENCE
Asset # : 53

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									
	Controls								
	Electrical	100%			2031	\$360,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Window/Wall Unit	25%			2031	\$61,400	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$22,900	
	No Component	60%							
	Exhaust Fans								
	Interior	20%			2036	\$57,500	2	\$400	
		Abandoned in Place, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
	Roof	75%			2036	\$94,400	2	\$1,500	
	Roof	5%	Now	\$6,300	2046	* *	2	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Roof, Multiple Mechanical And Or Electrical Defects In 5 Of 80 Exhaust Fans							
Plumbing									
	H/C Water Piping								
	Brass/Copper	85%	2-4	\$35,400	2056	* *	1		
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Booster Pump							
	Galvanized Steel	15%			2041	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	\$13,000	4	\$2,100	
	Sewage Ejector(s)								
	Electric	100%			2036	\$34,000	4	\$3,900	
	Backflow Preventer								
	Generic	100%			2041	* *	1	\$4,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$18,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1819 **Lot** : 10 **BIN** : 1088074

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$518,700	
Interior Architecture	\$310,100	\$125,900
Electrical		\$997,800
Mechanical	\$51,900	\$3,612,300
Total	\$880,800	\$4,736,000
Importance Code A	\$518,700	\$77,000
Importance Code B	\$362,000	\$4,659,000
Total	\$880,800	\$4,736,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$41,700			
Interior Architecture	\$55,100		\$10,500	\$4,700
Electrical	\$41,100	\$9,800	\$13,700	\$10,200
Mechanical	\$34,300	\$11,800	\$14,500	\$14,600
Site Pavements	\$46,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$226,400	\$28,800	\$46,000	\$36,700
Importance Code A	\$47,300	\$5,800	\$5,600	\$5,800
Importance Code B	\$80,000	\$23,000	\$40,300	\$28,400
Importance Code C	\$99,000			\$2,500
Total	\$226,400	\$28,800	\$46,000	\$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
CHARLES GAY SHELTER / CLARK THOMAS BUILDING
Asset # : 3014

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$48,700	
Masonry: Brick	80%	2-4	\$160,400	LIFE	* *	5	\$39,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Flashing Line At Third Floor								
Metal Panel	10%			2056	* *	5-10	\$33,500	
Windows								
Aluminum	100%			2052	* *	5	\$11,000	
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	\$8,200	
Metal Panel	20%	Now	\$4,900	2056	* *	5	\$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Coping At Stair Bulkhead								
Roof								
Modified Bitumen	50%	Now	\$358,300	2046	* *			1
Blisters, Extent : Severe, Area Affected : 15%								
Location : First Floor Roof								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : First Floor Roof								
Seams Open/Split, Extent : Severe, Area Affected : 20%								
Location : Lower Roof Of 1st Floor								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : First Floor Roof								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Lower Roof								
Explanation : Inadequate Installation								
Modified Bitumen	50%			2041	* *	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	\$97,900	LIFE	* *	5	\$125,900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : First Floor Dorm								
Ceramic Tile	5%			2045	* *	5	\$4,400	
Quarry Tile	5%			2049	* *	5	\$6,600	
Vinyl Tile	25%			2041	* *	3	\$8,300	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	\$5,000	
Concrete Masonry Unit	75%			LIFE	* *	5	\$60,100	
Gypsum Board	20%			LIFE	* *	5-10	\$34,100	

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
CHARLES GAY SHELTER / CLARK THOMAS BUILDING
Asset # : 3014

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	10%	Now	\$2,900	2041	* *	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/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lunch Room</i>								
AcousTileSusp.Lay-In	10%			2049	* *	5	\$8,900	
Exposed Struc: Concrete	80%	4+	\$212,200	LIFE	* *	5	\$11,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corridor</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2049	* *	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%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Asphalt	100%	0-2	\$46,900	2039	* *			
<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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	3	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 1600 Amperes</i>								

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

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

Asset # : 3014

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
Over 600 Volts									
	Transformers								
	Liquid Filled	100%			2049	**	3	\$500	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Two 500 Kva Transformer						
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			2056	**	3	\$500	
Under 600 Volts									
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			2036	\$130,000	5	\$300	
	Raceway								
	Conduit	60%			2046	**	1		
	Conduit	40%			2056	**	1		
	Panelboards								
	Fused Disc Sw	5%			2035	\$4,500	5	\$100	
	Molded Case Bkrs	65%			2035	\$58,400	5	\$1,000	
	Molded Case Bkrs	15%			2044	**	5	\$200	
	Molded Case Bkrs	15%			2052	**	5	\$200	
	Wiring								
	Thermoplastic	70%			2036	\$61,300	1		
	Thermoplastic	30%			2056	**	1		
	Motor Controllers								
	Locally Mounted	80%			2034	\$142,200	5	\$300	
	Locally Mounted	20%			2049	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	**	1	\$18,200	
	Generators								
	Diesel	100%			2039	**	1	\$22,900	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Outside						
			Explanation : One 80 Kilowatts - The Generator Is Supplying Power To Only A Few Electrical Loads And Not All OfThe Equipment.						
	Batteries								
	Lead/Acid	100%			2029	\$2,500	5	\$2,200	
	Fuel Storage								
	Main Tank	100%			2051	**	5		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Outside						
			Explanation : One 180 Gallons						
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
CHARLES GAY SHELTER / CLARK THOMAS BUILDING
Asset # : 3014

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	25%			2031	\$225,000	10	\$13,600	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2036	\$225,000	10	\$13,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	5%			2036	\$45,000	10	\$2,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	45%			2041	* *			
Egress Lighting									
	Emergency, Service	35%			2036	\$12,800	1		
	Exit/Emergency Light	5%			2036	\$2,500			
	Combo								
	Exit, Service	60%			2031	\$15,300	1		
Exterior Lighting									
	LED	25%			2041	* *			
	LED	5%	Now	\$15,800	2046	* *			
		Malfunctioning, Extent : Severe, Area Affected : 2%							
		Location : Front Of The Building							
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2036	\$111,000	1	\$22,100	
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior And Exterior							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	* *	1-3	\$36,400	
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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	5%			2046	* *	1		
	Fuel Oil No 2	95%			2046	* *	5	\$17,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Oil Tank Room									
Explanation : One 6,000 Gallon Tank									

*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 / CLARK THOMAS BUILDING

Asset # : 3014

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	5%			2036	\$77,000	2	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Stairs							
		Explanation : Electric Unit Heaters							
	Steam Boiler	95%			2041	**	1	\$55,600	
Distribution									
	Steam Piping/Pump	100%	Now	\$9,500	2036	\$473,600			
		Insul. Deteriorating, Extent : Light, Area Affected : 5%							
		Location : Basement							
Terminal Devices									
	Convactor/Radiator	95%			2034	\$459,400	1	\$18,200	
	Unit Heater - Steam	5%			2036	\$16,800	4	\$400	
Controls									
	Digital	100%			2031	\$1,698,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
Conversion Equipment									
	Split Unit	10%			2041	**			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Lobby, Offices, Telecom Room							
	Window/Wall Unit	20%			2031	\$44,800	1		
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$51,900	LIFE	**	2-5	\$33,000	
		Corroded, Extent : Light, Area Affected : 5%							
		Location : 1st Floor							
Exhaust Fans									
	Interior	20%			2036	\$52,500	2	\$400	
	Roof	80%			2036	\$91,800	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$759,600	1		
HW Heat Exchanger									
	Steam Fired	100%			2046	**	4	\$5,800	
Sanitary Piping									
	Cast Iron	100%	Now	\$14,900	LIFE	**	1		
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Basement							
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2036	\$26,400	1	\$3,600	

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
CHARLES GAY SHELTER / CLARK THOMAS BUILDING
Asset # : 3014

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2046		* *	1-2	\$16,600
	Fire Pump								
	Generic	100%			2039		* *	1	\$11,000

*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.*

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1819 **Lot** : 10 **BIN** : 1085877

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$197,500	\$1,841,900
Interior Architecture	\$635,200	\$7,259,800
Electrical		\$1,141,500
Mechanical		\$5,561,000
Total	\$832,700	\$15,804,200
Importance Code A	\$197,500	\$1,900,100
Importance Code B	\$518,300	\$13,904,100
Importance Code C	\$116,900	
Total	\$832,700	\$15,804,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$32,300		\$19,600	
Interior Architecture	\$69,100		\$5,000	\$19,900
Electrical	\$21,200	\$16,700	\$20,600	\$19,400
Mechanical	\$131,200	\$25,500	\$25,200	\$18,500
Site Pavements	\$58,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$319,100	\$49,400	\$77,500	\$65,000
Importance Code A	\$41,600	\$9,100	\$28,800	\$9,300
Importance Code B	\$197,100	\$40,300	\$48,800	\$55,800
Importance Code C	\$80,400			
Total	\$319,100	\$49,400	\$77,500	\$65,000



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 / KEENER BUILDING
Asset # : 1960

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	6%			LIFE	* *	5	\$107,700		
Masonry: Brick	80%			LIFE	* *	5	\$287,200		
Masonry: Limestone	4%			LIFE	* *	5	\$10,800		
Metal: Cage/Fence	5%			2049	* *	5	\$39,300		
Window Wall	5%			2056	* *	5	\$33,700		
Windows									
Aluminum	100%			2052	* *	5	\$36,300		
Roof									
Modified Bitumen	10%	Now	\$8,800	2036	\$88,000				
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen, Cafeteria Area								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen Area, Basement								
Single Ply Membrane	90%			2036	\$1,484,000	10	\$72,400		
Soffits									
Fiberglass Panel	15%			2045	* *	5			
Wood	85%			2041	* *	5			
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$84,600	LIFE	* *	5	\$43,500		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Stairs								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Stairs								
Ceramic Tile	10%	0-2	\$112,200	2039	* *	5	\$9,900		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Toilets And Showers								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Toilets And Showers								
Vinyl Tile	55%	Now	\$151,200	2036	\$3,023,100	3	\$41,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
	Location : Stairs								
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Basement								
	Worn/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile 9" X 9"	25%	0-2	\$79,600	2031	\$3,978,000	3	\$18,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Uneven Substrate, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Worn/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	5%	Now	\$50,300	2039	**	5	\$4,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Showers							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Showers							
	Gypsum Board	10%			LIFE	**	5-10	\$31,100	
	Masonry: Brick	10%			LIFE	**	10	\$5,500	
	Plaster	75%	Now	\$66,700	LIFE	**	5	\$41,100	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Kitchen Area							
Ceilings									
	AcousTileSusp.Lay-In	5%			2034	\$165,400	5	\$9,900	
	Exposed Struc: Concrete	20%			LIFE	**	5-10	\$49,700	
	Plaster	75%	Now	\$90,800	LIFE	**	5	\$93,300	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Kitchen Area							
Site Enclosure									
	Fence/Gates								
	Chain Link	10%			2036				
	Iron Picket	90%			2071	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$3,300	2049	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Front Sidewalk							
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$6,500	2049	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Steps							
		Loose/Delam Surface, Extent : Severe, Area Affected : 10%							
		Location : On Site Steps							
Parking/Driveway									
	Asphalt	100%	0-2	\$48,300	2039	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
		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		

Over 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
CHARLES GAY SHELTER / KEENER BUILDING
Asset # : 1960

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
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	\$58,200	3	\$400	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room Basement - Transformer Room					
				Explanation : One 200 Amperes					
	Transformers								
	Dry Type	100%			2041	**	3	\$600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room Basement - Transformer Room					
				Explanation : 225 Kilovolt Ampere, 4160 High Voltage - 208/120 Low Voltage					
	Feeders								
	Cable	100%			2035	\$20,300	1		
	Raceway								
	Conduit	100%			2036	\$49,000	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	\$45,300	5	\$400	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room Basement					
				Explanation : One 800 Ampere Main Disconnect Switch					
	Transformers								
	Dry Type	100%			2049	**	5	\$400	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room- Basement					
				Explanation : 225 Kva Transformer					
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2046	**	5	\$2,700	
	Raceway								
	Conduit	80%			2036	\$142,300	1		
	Conduit	20%			2046	**	1		
	Panelboards								
	Molded Case Bkrs	50%			2035	\$79,800	5	\$1,400	
	Molded Case Bkrs	50%			2044	**	5	\$1,400	
	Wiring								
	Thermoplastic	40%			2046	**	1		
	Thermoplastic	60%			2056	**	1		
	Motor Controllers								
	Locally Mounted	100%			2034	\$325,900	5	\$700	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,000	
				Corroded, Extent : Light, Area Affected : 100%					
				Location : Sprinkler Control Valve Room Basement					
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	**	1	\$31,600	

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
CHARLES GAY SHELTER / KEENER BUILDING
Asset # : 1960

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									
	Generators								
	Diesel	100%			2039	* *	1	\$39,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : One 100 Kilowatts							
	Batteries								
	Lead/Acid	100%			2029	\$2,500	5	\$3,800	
	Fuel Storage								
	Main Tank	100%			2051	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 100 Gallon Capacity Only For Emergency Lights.							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2036	\$78,000	10	\$4,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2041	* *	10	\$4,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement And Upper Floor							
	LED	90%			2044	* *			
	Egress Lighting								
	Exit/Emergency Light Combo	40%			2041	* *			
	Exit, Service	40%			2036	\$17,700	1		
	Exit, Battery	20%			2031	\$29,100	10	\$1,400	
	Exterior Lighting								
	LED	30%			2044	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2036	\$192,600	1	\$38,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera System							
	Fire/Smoke Detection								
	Generic, Digital	100%	Now	\$5,300	2036	\$264,600	1-3	\$57,500	
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel							

*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		
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%			2056	* *	5	\$31,800	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Under Boiler Room Enclosure					
				Explanation : Two 6,500 Gallon Tanks					
Conversion Equipment									
	Heat Exchanger, Shell & Tube	10%			2032	\$43,800			
	Steam Boiler	90%			2041	* *	1	\$91,400	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Exterior Boiler Room					
				Explanation : Two Units					
Distribution									
	Hot Wtr Piping/Pump	90%			2035	\$201,900	4	\$6,800	
	Steam Piping/Pump	10%	Now	\$1,600	2036	\$82,200			
				Leak Evident, Extent : Light, Area Affected : 5%					
				Location : Room B016					
Terminal Devices									
	Air Handler	10%			2036	\$193,100	1	\$6,300	
	Convactor/Radiator	90%			2034	\$755,000	1	\$29,800	
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Throughout					
Controls									
	Digital	100%			2034	\$2,946,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
Conversion Equipment									
	Split Unit	10%	Now	\$4,900	2036	\$243,600			
				Broken, Extent : Light, Area Affected : 10%					
				Location : Telecom Room					
				R-410a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Various Offices, Telecom Room					
	Window/Wall Unit	60%			2031	\$233,200	1		
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	Now	\$45,100	LIFE	* *	2-5	\$5,700	
				Corroded, Extent : Moderate, Area Affected : 5%					
				Location : Mechanical Room					
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$81,500	
Exhaust Fans									
	Interior	90%			2031	\$409,500	2	\$2,800	
	Roof	10%			2031	\$19,900	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	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
CHARLES GAY SHELTER / KEENER BUILDING
Asset # : 1960

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									
	HW Heat Exchanger Steam Fired	100%			2036	\$496,100	4	\$15,200	
	Sanitary Piping Cast Iron	100%	Now	\$25,800	LIFE	* *	1		
			Leak Evident, Extent : Light, Area Affected : 5%						
			Location : Mechanical Room						
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Submersible	100%			2027	\$3,200	4	\$3,300	
	Fixtures Generic	100%							
			Obsolete Fixtures, Extent : Light, Area Affected : 10%						
			Location : Rooms 1-198, 2-198, 3-198						
Fire Suppression									
	Standpipe Generic	100%			2046	* *	1-5	\$51,700	
	Sprinkler Generic	100%			2046	* *	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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088065

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$727,300	\$368,200
Interior Architecture	\$188,100	\$108,900
Electrical		\$782,500
Mechanical		\$1,685,000
Site Pavements	\$252,900	
Total	\$1,168,300	\$2,944,700
Importance Code A	\$727,300	\$368,200
Importance Code B	\$188,100	\$2,576,500
Importance Code C	\$252,900	
Total	\$1,168,300	\$2,944,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$41,900			
Interior Architecture	\$109,600			\$2,600
Electrical	\$23,500	\$9,000	\$10,500	\$9,500
Mechanical	\$89,700	\$9,600	\$55,200	\$9,600
Site Enclosure	\$5,700			
Site Pavements	\$12,200			
Total	\$282,600	\$18,600	\$65,800	\$21,700
Importance Code A	\$62,500	\$2,700	\$2,700	\$2,700
Importance Code B	\$151,200	\$15,900	\$63,000	\$18,900
Importance Code C	\$68,800			
Total	\$282,600	\$18,600	\$65,800	\$21,700



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
CHARLES GAY SHELTER / SCHWARTZ BUILDING
Asset # : 1959

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	81%	Now	\$303,600	LIFE	* *	5	\$36,900	
		Horizontal Cracks, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
		Location : At Doors							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Expansion Joint At Exit To Parking Area							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	2%	Now	\$1,200	2056	* *	5	\$1,700	
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Backyard Entrance							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Near Entrance							
		Explanation : Inoperable							
	Metal Sect. OHD	2%			2041	* *	5	\$2,800	
	Wood	15%	Now	\$88,700	2041	* *	5	\$17,100	
		Dry Rot/Decay, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Windows									
	Aluminum	98%			2052	* *	5	\$10,800	
		Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Aluminum	2%	Now	\$200	2052	* *	5	\$100	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%							
		Location : East Facade							

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Asphalt Shingle	25%	4+	\$28,000	2045	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Modified Bitumen	65%	0-2	\$220,900	2036	\$368,200				
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Skylight, Plastic	10%	Now	\$114,100	2041	* *	1			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Soffits									
Metal Panel	75%			2056	* *	5-10	\$22,200		
Wood	25%	0-2	\$7,100	2041	* *	5	\$2,700		
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%									
Location : Kitchen Entrance									
Interior									
Floors									
Cast in Place Concrete	60%	4+	\$84,700	LIFE	* *	5	\$108,900		
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Throughout									
Spalling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Ceramic Tile	15%	4+	\$35,100	2039	* *	5	\$6,200		
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Shower Room Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Toilets									
Vinyl Tile	25%	0-2	\$11,500	2041	* *	3	\$7,800		
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Worn/Erode, Extent : Moderate, Area Affected : 50%									
Location : Cafe And Throughout									

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$22,800	2039	* *	5	\$2,100	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 30%								
	Location : Shower Stalls Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Shower Stalls Throughout								
	Concrete Masonry Unit	60%			LIFE	* *	5	\$39,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Gypsum Board	20%	Now	\$4,600	LIFE	* *	5	\$9,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Masonry: Brick	15%			LIFE	* *	10	\$3,700	
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$2,800	2041	* *	5	\$4,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Exposed Struc: Wood	83%			LIFE	* *	10	\$103,300	
	Gypsum Board	5%	Now	\$7,300	LIFE	* *	5	\$5,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Panel	2%			LIFE	* *	5	\$4,200	
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2056	* *			
	Iron Picket	95%	Now	\$4,300	2071	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Free Standing Walls									
	Masonry: Brick	100%	2-4	\$1,300	2056	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Near Compactor								
Site Pavements									
Parking/Driveway									
	Asphalt	85%	Now	\$252,900	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Potholes, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Cast in Place Concrete	15%	Now	\$12,200	2049	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	\$22,600	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Disconnect Switch- Current Rating Not Available.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2036	\$130,000	5	\$200	
	Raceway								
	Conduit	70%			2046	* *	1		
	Conduit	30%			2056	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2035	\$4,500	5	\$100	
	Molded Case Bkrs	55%			2035	\$49,400	5	\$800	
	Molded Case Bkrs	40%			2044	* *	5	\$600	
	Wiring								
	Thermoplastic	50%			2036	\$43,800	1		
	Thermoplastic	50%			2056	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2034	\$177,800	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,600	
		Corroded, Extent : Light, Area Affected : 100%							
		Location : Sprinkler Room							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	\$13,700	1	\$17,100	
	Generators								
	Diesel	100%			2032	\$108,600	1	\$21,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : One 100 Kilowatts							
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$2,100	
	Fuel Storage								
	Main Tank	100%			2039	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : One 210 Gallon Capacity							
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
CHARLES GAY SHELTER / SCHWARTZ BUILDING
Asset # : 1959

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2031	\$168,700	10	\$10,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2041	* *	10	\$15,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Boiler Rooms, Throughout The Building							
	LED	50%			2044	* *			
Egress Lighting									
	Exit/Emergency Light Combo	40%			2036	\$18,400			
	Exit, Service	30%			2036	\$7,200	1		
	Exit, Battery	30%			2036	\$23,600	10	\$1,100	
Exterior Lighting									
	HID	10%			2031	\$25,900	10		
	LED	20%			2044	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2036	\$104,100	1	\$20,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2044	* *	1-3	\$34,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detector, Pull Box And Fire Alarm Panel							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2056	* *	5	\$17,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Rooms									
Explanation : Each Boiler Room Has One Underground 10,000 Gallon Tank And One 25 Gallon Above Ground Tank									

*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			
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	67%	Now	\$19,700	2041	* *	1	\$16,500	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Boiler Rooms							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Rooms							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Rooms							
		Explanation : One Unit In Each Wing. Total Of 4 Units							
	Hot Water Boiler	33%			2049	* *	1	\$9,100	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Cafeteria Wing Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Cafeteria Wing - Boiler Room							
		Explanation : Two Units							
Distribution									
	Hot Wtr Piping/Pump	100%			2035	\$121,300	4	\$4,100	
Terminal Devices									
	Air Handler	30%			2031	\$313,100	1	\$10,300	
	Convactor/Radiator	70%			2034	\$317,400	1	\$12,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Split Unit	10%	Now	\$39,500	2041	* *			
		Broken, Extent : Moderate, Area Affected : 90%							
		Location : Various Offices							
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Lobby, Various Offices							
	Window/Wall Unit	20%			2029	\$42,000	1		
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,000	
	Exhaust Fans								
	Interior	40%			2031	\$98,400	2	\$700	
	Roof	60%			2031	\$64,600	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$712,200	1		
	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
CHARLES GAY SHELTER / SCHWARTZ BUILDING

Asset # : 1959

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Fire Suppression	Sprinkler								
	Generic	100%			2046	* *	1-2	\$15,500	
	Chemical System								
	Dry	100%			2031	\$58,100	1-10	\$29,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : One 50 Square Foot Hood							

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 24-Apr-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 1440 **Lot** : 73 **BIN** : 3038719

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$101,900	\$157,100
Interior Architecture	\$296,900	\$742,400
Electrical		\$218,000
Mechanical	\$55,600	\$1,654,500
Total	\$454,400	\$2,771,900
Importance Code A	\$101,900	\$157,100
Importance Code B	\$352,500	\$2,614,800
Total	\$454,400	\$2,771,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$8,200			\$1,500
Interior Architecture	\$109,600		\$1,100	\$3,400
Electrical	\$1,100	\$1,400	\$1,100	\$5,600
Mechanical	\$5,600	\$5,600	\$6,400	\$14,200
Site Enclosure	\$5,800			
Site Pavements	\$15,200			
Total	\$145,500	\$7,000	\$8,600	\$24,600
Importance Code A	\$11,100	\$2,800	\$2,800	\$4,400
Importance Code B	\$114,800	\$4,200	\$4,700	\$20,300
Importance Code C	\$19,500		\$1,100	
Total	\$145,500	\$7,000	\$8,600	\$24,600



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
DEAN STREET FAMILY RESIDENCE
Asset # : 1972

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	15%			LIFE	**	5	\$6,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Front Facade							
	Explanation : Location Noted							
Masonry: Limestone	5%			LIFE	**	5	\$1,700	
Stucco Cement	80%	2-4	\$101,900	2040	**	5	\$45,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : East And West Facades							
Windows								
Aluminum	75%			2051	**	5	\$8,500	
Aluminum w/ Guards	25%			2051	**	5	\$2,800	
Parapets								
Metal Panel	10%			2055	**	5	\$2,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Copings							
	Explanation : Location Noted							
Stucco Cement	90%	2-4	\$8,200	2048	**	5	\$8,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Above West Courtyard							
Roof								
Modified Bitumen	95%			2035	\$157,100	10	\$14,400	
Skylight, Metal/Glass	5%			2055	**	10	\$2,500	
Soffits								
Stucco Cement	100%			2040	**	5	\$100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,000	
Ceramic Tile	10%	0-2	\$46,600	2038	**	5	\$2,100	
	Worn/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Throughout Apartments							
Mosaic Tile	5%	Now	\$9,700	2040	**	5	\$2,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Corridors And Stair Landings							
Marble Panels	10%	0-2	\$45,300	LIFE	**	5	\$3,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Stair Treads							
Vinyl Tile	65%	Now	\$296,900	2035	\$742,400	3	\$10,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Throughout Apartments							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : Throughout Apartments							
	Worn/Erode, Extent : Moderate, Area Affected : 50%							
	Location : Throughout Apartments							

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Gypsum Board	65%			LIFE	**	5	\$17,500	
Masonry: Fieldstone	10%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 15%								
Location : Throughout Basement								
Explanation : Open Joints								
Marble Panels	2%	Now	\$7,900	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridor And Stairs								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridor And Stairs								
Plaster	13%			LIFE	**	5	\$1,800	
Ceilings								
Gypsum Board	80%			LIFE	**	5	\$41,300	
Plaster	20%			LIFE	**	5	\$5,200	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	\$2,000	2045	**			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : East Courtyard								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$3,800	2055	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : East And West Courtyards								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$5,500	2040	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Along Dean Street								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$9,600	2048	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East, West And Rear Courtyards								

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
DEAN STREET FAMILY RESIDENCE
Asset # : 1972

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2035	\$15,100	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 400 Ampere Main Disconnect Switch								
	Raceway								
	Conduit	100%			2045	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2043	* *	5	\$800	
	Wiring								
	Thermoplastic	100%			2045	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2035	\$218,000	10	\$13,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	50%			2040	* *			
	Egress Lighting								
	Emergency, Battery	50%			2040	* *	10	\$3,500	
	Exit, Battery	50%			2040	* *	10	\$1,000	
	Exterior Lighting								
	LED	30%			2040	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2040	* *	1	\$10,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2045	* *	5	\$8,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : One 3,500 Gallon Oil Tank. No. 2 Oil								

*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
DEAN STREET FAMILY RESIDENCE
Asset # : 1972

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2048	* *	1	\$28,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement - Boiler Room							
	Explanation : One Steam Boiler							
Distribution Steam Piping/Pump	100%			2035	\$229,400			
Terminal Devices Convactor/Radiator	100%			2033	\$234,300	1	\$9,300	
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Controls Digital	100%			2033	\$822,800			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Heat Timer System							
Air Conditioning								
Energy Source Electricity	5%			2043	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor Offices							
	Explanation : Location Noted							
No Component	95%							
Conversion Equipment Window/Wall Unit	5%			2030	\$5,400	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor Offices							
	Explanation : Location Noted							
No Component	95%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,000	
Exhaust Fans Roof	100%			2030	\$55,600	2	\$900	
Plumbing								
H/C Water Piping Brass/Copper	100%			2035	\$368,000	1		
HW Heat Exchanger Steam Fired	100%			2055	* *	4	\$4,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Two Built-in-boiler Units							
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	20%			LIFE	* *	1		
No Component	80%							

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
DEAN STREET FAMILY RESIDENCE
Asset # : 1972

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Submersible	100%		2028	\$900	4	\$900	
	Backflow Preventer							
	Generic	100%		2040	* *	1	\$1,800	
	Fixtures							
	Generic	100%						
	Hot Water Storage Tank							
	Generic	100%		2040	* *	1	\$2,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : One 119 Gallon Unit</i>								

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

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$852,000	
Interior Architecture	\$754,800	
Electrical	\$633,900	\$297,200
Mechanical	\$246,500	\$909,800
Total	\$2,487,200	\$1,207,000
Importance Code A	\$852,000	
Importance Code B	\$1,572,500	\$1,207,000
Importance Code C	\$62,700	
Total	\$2,487,200	\$1,207,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$71,000	\$10,400		
Interior Architecture	\$47,300			\$4,500
Electrical	\$8,100	\$47,200	\$4,700	\$4,700
Mechanical	\$75,000	\$32,500	\$13,300	\$3,800
Elevators/Escalators	\$7,700	\$7,700	\$7,700	\$7,700
Total	\$209,000	\$97,700	\$25,700	\$20,700
Importance Code A	\$101,600	\$11,900	\$1,400	\$1,400
Importance Code B	\$72,100	\$85,900	\$24,200	\$19,300
Importance Code C	\$35,300			
Total	\$209,000	\$97,700	\$25,700	\$20,700



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
EAST 3RD STREET SHELTER
Asset # : 4441

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	97%	0-2	\$181,900	LIFE	**	5	\$44,200	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
	Location : At Steel Lintels Throughout							
	Spalling, Extent : Moderate, Area Affected : 5%							
	Location : Front Facade							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : East Facade							
	Explanation : Stucco On Brick							
Pre-Cast Concrete	3%			LIFE	**	5	\$4,400	
Windows								
Aluminum	100%	Now	\$670,200	2058	**	5	\$7,000	
	Air Infiltration, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	0-2	\$28,100	LIFE	**	5	\$4,400	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : All Roofs							
Pre-Cast Concrete	10%	Now	\$8,000	LIFE	**	5	\$3,100	1
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%							
	Location : Coping							
	Open Joints, Extent : Severe, Area Affected : 25%							
	Location : Coping							
	Worn/Erode, Extent : Severe, Area Affected : 25%							
	Location : Coping							
Roof								
Modified Bitumen	80%			2038	**	10	\$10,400	
Panel/Paver: Cer/Brk	20%	Now	\$34,900	2063	**			
	Vegetation Growth, Extent : Moderate, Area Affected : 40%							
	Location : Lower Roof							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Lower Roof							
	Worn/Erode, Extent : Severe, Area Affected : 75%							
	Location : Lower Roof							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	
Ceramic Tile	5%	Now	\$12,000	2042	**	5	\$1,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Toilet Rooms							
Quarry Tile	5%			2046	**	5	\$3,200	
Vinyl Tile	85%	Now	\$600,000	2038	**	3	\$13,600	
	Worn/Erode, Extent : Severe, Area Affected : 30%							
	Location : Corridors And Some Offices							

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
EAST 3RD STREET SHELTER
Asset # : 4441

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

Interior

Interior Walls

Ceramic Tile	5%			2042	**	5		\$3,400	
Concrete Masonry Unit	10%			LIFE	**	5		\$2,800	
Gypsum Board	65%	Now	\$62,700	LIFE	**	5		\$26,900	

Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%

Location : Corridors, Ramp Walls, 1st Floor Offices

Plaster	20%	Now	\$33,500	LIFE	**	5		\$4,100	
---------	-----	-----	----------	------	----	---	--	---------	--

Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%

Location : Corridors

Ceilings

AcousTileSusp.Lay-In	90%			2046	**	5		\$38,300	
Exposed Struc: Concrete	7%			LIFE	**	5		\$500	
Exposed Struc: Steel	3%	Now	\$92,100	LIFE	**				

Other Observation, Extent : Moderate, Area Affected : 60%

Location : Electrical Room Basement

Explanation : Corroded Corrugated Metal Underside Of Slab

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046	**				
------------------------	------	--	--	------	----	--	--	--	--

On-Site Walkways

Cast in Place Concrete	100%			2038	**				
------------------------	------	--	--	------	----	--	--	--	--

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

Location : Rear Of Building

Explanation : This Is A Sidewalk In The Rear Yard Adjoining Neighboring Property

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033		\$15,100	5		\$100
---------------	------	--	--	------	--	----------	---	--	-------

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes

Switchgear / Switchboard

Fused Disc Sw	25%			2033		\$24,400	5		
Molded Case Bkrs	75%			2033		\$73,200	5		\$600

Raceway

Conduit	100%			2033		\$41,200	1		
---------	------	--	--	------	--	----------	---	--	--

Panelboards

Fused Disc Sw	10%			2032		\$4,000	5		\$100
Molded Case Bkrs	90%			2032		\$35,900	5		\$700

Wiring

Thermoplastic	100%			2033		\$58,300	1		
---------------	------	--	--	------	--	----------	---	--	--

Motor Controllers

Locally Mounted	100%			2031		\$88,900	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
EAST 3RD STREET SHELTER
Asset # : 4441

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	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2031	\$6,600	1	\$8,900	
	Generators								
	Diesel	100%			2029	\$66,000	1	\$11,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement, Generator Room								
	Explanation : Emergency Generator Rated At 125 Kilowatts								
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$1,100	
	Fuel Storage								
	Main Tank	100%			2036	\$76,900	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 275 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	98%			2028	\$430,400	10	\$25,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	2%			2028	\$8,800	10	\$500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Storage Room								
	Egress Lighting								
	Emergency, Service	50%			2028	\$8,900	1		
	Exit, Service	50%			2028	\$6,200	1		
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2028	\$54,200	1	\$10,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways, Roof, Front Of The Building And Exit Doors								
	Explanation : CCTV Surveillance Cameras And Intrusion Alarm								
	Fire/Smoke Detection								
	Generic, Digital	100%			2028	\$74,500	1-3	\$17,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Manual Pull Station, Strobe Lights And Smoke Detectors								

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

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
EAST 3RD STREET SHELTER
Asset # : 4441

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$30,700	2038	**	1	\$12,800	
	Malfunctioning, Extent : Severe, Area Affected : 10%								
	Location : Basement. No. 2 Boiler Malfunctioning And Out Of Service								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	\$63,100	4	\$2,100	
	Terminal Devices								
	Air Handler	40%			2033	\$217,300	1	\$7,100	
	Convactor/Radiator	50%			2031	\$118,000	1	\$4,700	
	Fan Coil Unit/Heat	10%			2033	\$71,600	1	\$900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	70%	0-2	\$65,800	2031	\$329,200	2	\$1,000	
	Not in Service, Extent : Moderate, Area Affected : 20%								
	Location : Units Not Efficient And Not Producing Enough Cold Air								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 7 Units, Each Floor Has Separate Package Unit								
	Window/Wall Unit	10%			2028	\$10,900	1		
	No Component	20%							
	Heat Rejection								
	Water Cooling Tower	100%	0-2	\$23,300	2027	\$116,600	2	\$23,200	
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Roof								
	Damaged, Extent : Moderate, Area Affected : 10%								
	Location : Roof								
	Leak Evident, Extent : Moderate, Area Affected : 25%								
	Location : Roof								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,100	
	Exhaust Fans								
	Interior	50%	0-2	\$64,000	2043	**	2	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout.								
	Explanation : Poor Ventilation In Building								
	No Component	50%							
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
EAST 3RD STREET SHELTER
Asset # : 4441

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%	0-2	\$13,000	2043	* *	1		
		Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%							
		Location : Basement. Defective Booster Pump							
	Galvanized Steel	30%			2031	\$110,600	1		
Water Heater With Tanks									
	Gas Fired	100%	0-2	\$5,100	2028	\$17,100	2		
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Storage Tank, Boiler Room							
		Leak Evident, Extent : Moderate, Area Affected : 20%							
		Location : Storage Tank, Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 50%							
		Location : Storage Tank, Boiler Room							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2033	\$15,100	4	\$1,100	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 6th Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$8,100	
Fire Pump									
	Generic	100%			2036	\$27,600	1	\$5,400	

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

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$773,800	\$54,900
Interior Architecture	\$235,500	\$419,500
Electrical	\$408,000	
Mechanical	\$406,500	\$666,500
Total	\$1,823,800	\$1,140,900
Importance Code A	\$773,800	\$431,500
Importance Code B	\$893,600	\$709,400
Importance Code C	\$156,400	
Total	\$1,823,800	\$1,140,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$70,200			
Interior Architecture	\$94,300			\$1,700
Electrical	\$2,200	\$4,000	\$4,400	\$4,800
Mechanical	\$44,300	\$6,100	\$68,700	\$7,000
Total	\$211,000	\$10,100	\$73,000	\$13,400
Importance Code A	\$71,900	\$1,800	\$1,800	\$1,800
Importance Code B	\$104,700	\$8,300	\$71,200	\$11,600
Importance Code C	\$34,300			
Total	\$211,000	\$10,100	\$73,000	\$13,400



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

FANNY BARNES

Asset # : 4455

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	40%	Now	\$126,800	LIFE	* *	5	\$30,800	
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout 4th Floor							
	Pre-Cast Concrete	3%			LIFE	* *	5	\$7,500	
	Stucco Cement	57%	Now	\$497,100	2039	* *	5	\$54,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : 3rd And 4th Floor							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Inner Courtyard And East Elevation							
		Explanation : Graffiti							
Windows									
	Aluminum	100%	Now	\$43,600	2042	* *	5	\$9,200	
		Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$12,000	LIFE	* *	5	\$2,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Main Roof							
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Main Roof							
	Masonry: Brick	40%	Now	\$66,600	LIFE	* *	5	\$2,600	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	50%	Now	\$83,300	LIFE	* *	5	\$3,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Inside Face Of Parapet							
		Explanation : Cement Stucco On Brick							
	Pre-Cast Concrete	5%			LIFE	* *	5	\$2,100	
Roof									
	Modified Bitumen	98%	Now	\$6,300	2039	* *			
		Miss/Damaged Flashings, Extent : Light, Area Affected : 5%							
		Location : Main Roof							
	Skylight, Metal/Glass	2%	Now	\$8,300	2044	* *			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Stair Bulkhead							
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		
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	\$4,500	LIFE	* *	5	\$5,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Ceramic Tile	5%	Now	\$7,500	2043	* *	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Various Bathrooms							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms							
	Quarry Tile	15%			2047	* *	5	\$11,900	
	Vinyl Tile	25%	Now	\$18,300	2034	\$366,400	3	\$5,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Wood	50%	Now	\$79,100	2049	* *	5	\$24,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	20%	Now	\$98,600	2043	* *	5	\$9,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : Stair Bulkhead							
	Glass: Single Pane	3%			LIFE	* *	5	\$2,000	
	Gypsum Board	50%	Now	\$12,500	LIFE	* *	5	\$26,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Fieldstone	7%	Now	\$57,800	LIFE	* *			
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Electrical And Boiler Rooms							
		Explanation : Water Penetration							
	Plaster	20%	Now	\$21,800	LIFE	* *	5	\$5,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$8,800	2047	* *	5	\$5,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Gypsum Board	80%	Now	\$14,800	LIFE	* *	5	\$53,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			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		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Fire Escape								
	Explanation : Fire Escape								
Activity Yard									
	Cast in Place Concrete	20%			2047	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inner Courtyard								
	Explanation : Play Area								
	Rubber Matting	80%			2034				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inner Courtyard								
	Explanation : Play Area								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
	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	\$600	
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

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	\$298,300	2	\$400	
LED	50%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	\$29,800	10	\$4,300	
Exit, Battery	50%			2034	\$25,100	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	\$109,600	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	\$376,700	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	\$1,700	
Terminal Devices								
Convactor/Radiator	100%			2032	\$289,900	1	\$11,500	
Controls								
Electrical	100%			2027	\$236,300			

Air Conditioning

Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2028	\$112,100	2	\$400	
Window/Wall Unit	10%			2029	\$13,400	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		
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	20%			2029	\$6,200	2	\$4,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,800	
	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	\$22,300	4	\$1,700	
	Backflow Preventer								
	Generic	5%	0-2	\$500	2029	\$800	1	\$100	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Basement							
		Explanation : Corrosion At Piping							
	Generic	95%			2029	\$15,000	1	\$2,100	
Fixtures									
	Generic	100%							
Tankless Water Heater(POU)									
	Gas Fired	100%			2027	\$32,400	2	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Hot Water Storage Tank									
	Generic	100%			2039	* *	1	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 250 Gallon Unit							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2054	* *	1-2	\$1,000	
Chemical System									
	Generic	100%			2027	\$58,100	1-10	\$29,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Covers 10 Square Feet							

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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 29-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3871 **Lot** : 101 **BIN** : 3332519

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$87,000	\$578,200
Interior Architecture	\$299,400	\$168,100
Electrical		\$1,111,300
Mechanical	\$88,100	\$438,500
Total	\$474,600	\$2,295,900
Importance Code A	\$87,000	\$578,200
Importance Code B	\$270,900	\$1,654,100
Importance Code C	\$116,700	\$63,600
Total	\$474,600	\$2,295,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$89,600		\$36,900	
Interior Architecture	\$108,800			\$18,400
Electrical	\$17,000	\$6,400	\$6,600	\$8,600
Mechanical	\$55,600	\$10,200	\$14,400	\$8,500
Site Pavements	\$16,000			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$294,200	\$23,800	\$65,200	\$42,800
Importance Code A	\$93,000	\$3,400	\$40,300	\$3,400
Importance Code B	\$177,000	\$20,500	\$24,900	\$35,800
Importance Code C	\$24,200			\$3,500
Total	\$294,200	\$23,800	\$65,200	\$42,800



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
FLATLANDS FAMILY RESIDENCE
Asset # : 1949

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$27,800		
Masonry: Brick	98%			LIFE	**	5	\$174,100		
Windows									
Aluminum	100%			2052	**	5	\$19,300		
Parapets									
Metal Panel	20%			2056	**	5	\$3,400		
Metal: Cage/Fence	80%	4+	\$16,900	2041	**	5	\$11,400		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
Metal Panel	30%			2049	**	10	\$35,300		
Modified Bitumen	70%	Now	\$49,100	2036	\$491,100				
Blisters, Extent : Light, Area Affected : 5%									
Location : Throughout									
Debris Present, Extent : Light, Area Affected : 5%									
Location : Lower One Story Roof Areas									
Ponding, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stairwell And Central Lower Roof									
Soffits									
Stucco Cement	100%			2049	**	5	\$3,200		
Interior									
Floors									
Cast in Place Concrete	15%			LIFE	**	5	\$67,900		
Ceramic Tile	10%			2045	**	5	\$10,400		
Vinyl Tile	75%	Now	\$42,900	2041	**	3	\$29,100		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout Floors									
Interior Walls									
Ceramic Tile	5%			2045	**	5	\$7,100		
Concrete Masonry Unit	10%			LIFE	**	5	\$11,300		
Glass: Single Pane	5%			LIFE	**	5	\$10,600		
Gypsum Board	75%			LIFE	**	5-10	\$180,300		
Masonry: Brick	5%			LIFE	**	10	\$2,100		
Ceilings									
AcousTileSusp.Lay-In	5%	Now	\$1,700	2049	**	5	\$2,600		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Medical Office									
Exposed Struc: Concrete	15%			LIFE	**	5-10	\$19,600		
Gypsum Board	80%			LIFE	**	5-10	\$287,200		
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%			2056		**		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Property Perimeter								
Explanation : Steel Mesh Type Fence								
Iron Picket	25%			2071		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041		**		
On-Site Walkways								
Cast in Place Concrete	95%			2041		**		
Pavers/Stone	5%			2045		**		
Parking/Driveway								
Asphalt	100%	Now	\$11,100	2039		**		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot								
Potholes, Extent : Light, Area Affected : 10%								
Location : Parking Lot Area								
Activity Yard								
Asphalt	35%	Now	\$4,900	2039		**		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basketball Court								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Side Yard Area								
Explanation : Basketball Court								
Cast in Place Concrete	35%			2041		**		
Rubber Matting	30%			2041		**		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	\$25,300	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 1,200 Amperes And 800 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	\$162,600	5	\$300	
Raceway								
Conduit	100%			2036	\$115,900	1		
Panelboards								
Fused Disc Sw	2%			2035	\$1,800	5		
Molded Case Bkrs	98%			2035	\$88,000	5	\$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
FLATLANDS FAMILY RESIDENCE
Asset # : 1949

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									
	Wiring								
	Thermoplastic	100%			2036	\$173,900	1		
	Motor Controllers								
	Locally Mounted	100%			2034	\$207,400	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,000	
Lighting									
	Interior Lighting								
	LED	100%			2041	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : LED Lights								
	Egress Lighting								
	Emergency, Battery	50%			2031	\$57,600	10	\$8,300	
	Exit, Service	50%			2031	\$14,800	1		
	Exterior Lighting								
	LED	10%			2041	* *			
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2036	\$128,800	1	\$25,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways And Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Analog	100%			2031	\$177,000	1-3	\$43,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights, Horns								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2053	* *	1	\$33,900	
	Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
Distribution									
	Hot Wtr Piping/Pump	100%			2044	* *	4	\$5,100	

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
FLATLANDS FAMILY RESIDENCE
Asset # : 1949

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2041	* *	1	\$22,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2031	\$75,200	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Units Serve General Areas Only Explanation : Multiple Roof Units. R-22							
	Split Unit	5%			2036	\$81,500			
	Window/Wall Unit	20%			2031	\$52,000	1		
	No Component	65%							
	Terminal Devices								
	Fan Coil - 2 Pipe	15%			2031	\$109,900	1	\$3,300	
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2031	\$10,400	2	\$7,200	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,600	
	Exhaust Fans								
	Interior	10%			2036	\$30,400	2	\$200	
	Roof	90%	Now	\$12,000	2036	\$119,800	2	\$1,500	
		Broken, Extent : Moderate, Area Affected : 50% Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$88,100	2046	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20% Location : Basement. Booster Pump Not in Service, Extent : Moderate, Area Affected : 100% Location : Basement. Booster Pump Is Not Working							
	Sanitary Piping								
	Cast Iron	10%	2-4	\$4,300	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Basement Corroded, Extent : Moderate, Area Affected : 5% Location : Main Stock Room And Plumbing Room							
	Cast Iron	90%			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
FLATLANDS FAMILY RESIDENCE
Asset # : 1949

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$6,900	2036	\$13,700	4	\$1,500	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Sewage Ejector(s)								
	Electric	100%			2031	\$35,900	4	\$4,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : First To Second Floor Community Room							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$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.*

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$4,975,100	\$245,500
Interior Architecture	\$4,927,100	\$11,989,800
Electrical	\$899,600	\$4,549,400
Mechanical	\$4,679,200	\$11,494,600
Site Pavements	\$396,300	
Total	\$15,877,300	\$28,279,300
Importance Code A	\$5,098,500	\$293,600
Importance Code B	\$10,382,500	\$27,921,500
Importance Code C	\$396,300	\$64,200
Total	\$15,877,300	\$28,279,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$70,200		\$9,000	
Interior Architecture	\$34,700	\$45,000	\$4,700	\$10,100
Electrical	\$46,700	\$94,400	\$44,900	\$38,600
Mechanical	\$71,700	\$187,200	\$107,300	\$38,800
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$230,500	\$333,800	\$173,000	\$94,700
Importance Code A	\$70,200	\$900	\$9,000	\$400
Importance Code B	\$156,500	\$332,800	\$164,000	\$94,300
Importance Code C	\$3,800			
Total	\$230,500	\$333,800	\$173,000	\$94,700



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
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$8,100	LIFE	* *	5	\$33,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	78%	Now	\$867,800	LIFE	* *	5	\$105,400	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : South Facade								
Diagonal Cracks, Extent : Moderate, Area Affected : 80%								
Location : West And South Facades								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : West Facade								
Explanation : Sidewalk Shed Installed								
Masonry: Limestone	7%	Now	\$37,200	LIFE	* *	5	\$7,100	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Multiple Locations Throughout								
Metal Panel	10%	Now	\$447,900	2043	* *	5	\$25,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : West Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 65%								
Location : West Facade								
Windows								
Aluminum	10%			2049	* *	5	\$3,000	
Steel	75%	Now	\$1,937,600	2058	* *	5	\$140,100	1
Bent/Warped Elements, Extent : Severe, Area Affected : 30%								
Location : South Facade And North Facade								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : South Facade And North Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
Location : South Facade And North Facade								
Wood	5%			2049	* *	5	\$14,900	
Wood	10%	Now	\$120,000	2058	* *	5	\$14,900	1
Deteriorated Finish, Extent : Severe, Area Affected : 20%								
Location : South Facade								
Thermally Inefficient, Extent : Severe, Area Affected : 60%								
Location : South Facade								
Split/Cracked, Extent : Severe, Area Affected : 20%								
Location : South Facade								

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
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	8%	Now	\$20,300	LIFE	* *	5	\$6,900	
	Crazing, Extent : Moderate, Area Affected : 100%							
	Location : North Facade And Throughout							
Masonry: Brick	34%	Now	\$240,700	LIFE	* *	5	\$3,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : West Facade							
Masonry: Brick	53%			LIFE	* *	5	\$5,900	
Metal Panel	5%	Now	\$4,600	2053	* *	5	\$1,100	
	Deformed/Dented, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Built-Up (BUR)	26%	Now	\$371,300	2043	* *			
	Blisters, Extent : Moderate, Area Affected : 35%							
	Location : West And East Ends							
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
	Location : West Side.							
	Air/Water Blisters, Extent : Light, Area Affected : 5%							
	Location : North Side, Tar Coating Is Delaminating From The Back Of Parapet Wall							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over Drill Floor							
	Worn/Erode, Extent : Moderate, Area Affected : 30%							
	Location : West And East Ends							
	Other Observation, Extent : Light, Area Affected : 15%							
	Location : North Side							
	Explanation : Pitch Pockets Leaking							
Modified Bitumen	74%	Now	\$989,700	2043	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 20%							
	Location : East Side, Two Missing Roof Drain Strainers							
	Water Penetration, Extent : Moderate, Area Affected : 80%							
	Location : Over Track							

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
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	3%			2032	\$164,600	3	\$14,000	
Cast in Place Concrete	5%			LIFE	* *	5	\$33,900	
Ceramic Tile	5%	0-2	\$87,400	2036	\$874,300	5	\$7,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Poured Epoxy/Resin	5%	Now	\$86,900	2028	\$868,700			
	Worn/Erode, Extent : Light, Area Affected : 30%							
	Location : Stairs At Track Facility							
Sheet Vinyl/Rubber	22%			2033	\$4,463,900	5	\$102,300	
Terrazzo	2%			LIFE	* *	5	\$4,800	
Traffic Topping	20%			2033	\$2,959,800	5	\$77,500	
Vinyl Tile	26%	Now	\$2,227,500	2043	* *	3	\$30,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : First And Second Floors							
	Worn/Erode, Extent : Moderate, Area Affected : 100%							
	Location : First And Second Floors							
Wood	12%	Now	\$222,000	2036	\$2,219,700	5	\$34,900	
	Dry Rot/Decay, Extent : Severe, Area Affected : 3%							
	Location : Electrical Room, Perimeter Of Track							
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Cast Stone/Terra Cotta	5%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : First Floor							
	Explanation : Walls Of Mechanical Space							
Ceramic Tile	3%			2036	\$64,200	5	\$1,200	
Gypsum Board	25%			LIFE	* *	5	\$5,800	
	Other Observation, Extent : N/A, Area Affected : 5%							
	Location : Throughout Shelter Space							
	Explanation : Portions Removed Due To Active Construction							
Masonry: Brick	37%			LIFE	* *			
Plaster	20%	Now	\$3,800	LIFE	* *	5	\$2,300	
	Loose/Delam Surface, Extent : Light, Area Affected : 100%							
	Location : Curved Walls At Main Public Stairway Of Track							
Wood	5%			LIFE	* *	5	\$7,800	

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
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

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	6%	Now	\$30,900	2038	* *	5	\$9,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : First And Second Floors									
Water Penetration, Extent : Moderate, Area Affected : 80%									
Location : First Floor Lobby									
	AcousTileSusp.Lay-In	4%			2053	* *	5	\$12,400	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Partial 1st Floor Corridor Of Shelter									
	Exposed Struc: Concrete	5%	Now	\$116,200	LIFE	* *	5	\$2,400	
Loose/Delam Surface, Extent : Moderate, Area Affected : 30%									
Location : Boiler Room First Floor Of Shelter									
Paint Peeling, Extent : Severe, Area Affected : 70%									
Location : Electrical Room And Boiler Rooms In Shelter									
	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	\$1,267,300	LIFE	* *	5	\$814,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
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	\$396,300	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout Driveway									

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

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
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
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2033	\$48,100	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 Ampere Main Disconnect									
	Fused Disc Sw	50%			2043	* *	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 Ampere Main Disconnect									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2043	* *	5	\$500	
	Molded Case Bkrs	50%			2033	\$227,600	5	\$3,100	
Raceway									
	Conduit	70%			2033	\$319,700	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	\$186,800	5	\$2,400	
Wiring									
	Thermoplastic	60%			2033	\$407,900	1		
	Thermoplastic	40%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$622,200	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	\$108,600	1	\$91,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Third Floor Generator Room									
Explanation : 250 Kilowatts Rated Capacity									
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$8,800	
Fuel Storage									
	Day Tank	1%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Third Floor Generator Room									
Explanation : 10 Gallons									
	Main Tank	99%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Room									
Explanation : 550 Gallons									

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
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	\$2,163,300	10	\$130,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Fluorescent	15%		2028	\$540,800	10	\$32,600	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout Track And Field, Museum Area Of Building							
	Fluorescent	2%		2033	\$72,100	10	\$4,300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : First Floor Offices Shelter Area, Second Floor Corridor Museum Area							
	HID	6%		2028	\$168,400	10	\$500	
Incandescent	2%		2028	\$79,800	2	\$100		
LED	15%		2038	* *				
Egress Lighting								
Emergency, Service	10%		2033	\$14,500	1			
Emergency, Battery	40%		2033	\$158,200	10	\$22,700		
Exit, Service	20%		2028	\$20,300	1			
Exit, Battery	30%		2033	\$100,100	10	\$4,800		
Exterior Lighting								
HID	10%		2028	\$110,600	10	\$100		
LED	20%		2038	* *				
No Component	70%							
Alarm								
Security System								
Generic	100%		2038	* *	1	\$88,500		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof - Chiller Mechanical Room								
	Explanation : Location Observed								
Interruptible Gas/Dual Fuel		98%			2033	\$532,900		1	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Oil Tank Room								
	Explanation : One 6,000 Gallon Tank, No.2 Fuel								

*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
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	2%			2028	\$123,300	2	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof - Chiller Mechanical Room							
		Explanation : Electric Unit Heater							
	Under Construction	98%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Boiler Room							
		Explanation : Steam Boiler System. Facility Using Boiler No.1 To Generate Steam Heat And Domestic Hot Water Temporarily While Boiler System Is Under Construction.							
Distribution									
	Steam Piping/Pump	25%			2063	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Homeless Service Space - 1st Floor - Various Locations							
	Steam Piping/Pump	75%			2033	\$1,423,200			
Terminal Devices									
	Air Handler	20%	Now	\$17,800	2028	\$891,900	1	\$26,400	
		Broken, Extent : Moderate, Area Affected : 20%							
		Location : Homeless Service Space - Hv-5 Fan Room - Defective Coil							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Homeless Service Space - Fan Rooms							
	Convactor/Radiator	58%			2031	\$1,123,900	1	\$44,400	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Homeless Service Space - Various Locations							
	Convactor/Radiator	20%			2053	* *	1	\$15,300	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Homeless Service Space - 1st Floor - Various Locations							
	Unit Heater - Steam	2%			2028	\$26,900	4	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Entrance Vestibule							
		Explanation : Location Observed							
Controls									
	Digital	30%			2031	\$2,041,800			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Armory Track Space							
		Explanation : Chilled Water System Bms Controls							
	Electrical	70%			2028	\$922,200			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : Boilers Heat Timer Controls							

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
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	80%			2041	* *	1		
	Natural Gas	20%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Absorption Chiller Service									
Conversion Equipment									
	Absorption Chiller/Direct Fire	25%			2028	\$1,628,500	1	\$64,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof - Chiller Mechanical Room									
Explanation : 1 Unit, 200 Tons									
	Heat Pump Air Sourced	30%			2031	\$1,064,100	2	\$4,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Variable Refrigerant Flow (VRF) Outdoor Units, Quantity. 6. Serves Sleeping Units In Homeless Service Space									
	Interior Pkg Unit - Cooling	10%			2027	\$374,800	2	\$1,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Armory Track Space - Mechanical Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Homeless Service And Armory Track Spaces - Mechanical Rooms									
Explanation : Location Observed									
	Exterior Pkg Unit - Cooling	25%			2033	\$649,600	2	\$3,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 2 Units, 100 Tons Each Serving Armory Track Space									
	Split Unit	5%			2028	\$281,400			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Small Capacity Split Systems, Indoor Units No Access									
	Window/Wall Unit	5%			2028	\$44,900	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	15%			2043	* *	4	\$2,600	
	Ductwork/Diffusers	50%			LIFE	* *	2	\$154,200	
	No Component	35%							

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
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Dir Expansion	5%			2028	\$227,200	1		
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Armory Track Space - Mechanical Space									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Armory Track Space - Mechanical Space									
Explanation : 1 Unit, 7 Tons Approximately									
	Air Handler/Cool/Ht	30%			2033	\$1,379,400	1	\$44,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 2 Units Serving Armory Track Space, Chilled Water Coils, No Heat.									
	Fan Coil - 2 Pipe	30%			2033	\$2,168,800	1	\$23,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Homeless Service Space Sleeping Units									
Explanation : Variable Refrigerant Flow (VRF) Indoor Units									
	No Component	35%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2028	\$34,300	2	\$8,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 1 Unit, 7 Tons Approximately, Condensing Unit, Connected To Air Handling Unit In Armory Track Space Mechanical Area									
	Water Cooling Tower	25%			2031	\$299,200	2	\$59,600	
	No Component	70%							
Ventilation									
Distribution									
	Ductwork/Diffusers	70%			LIFE	* *	2-5	\$92,500	
	No Component	30%							
Exhaust Fans									
	Interior	50%			2033	\$525,500	2	\$3,600	
	Roof	13%			2033	\$59,800	2	\$900	
	Wall Unit	2%			2033	\$2,000	2	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof - Chiller Mechanical Room									
Explanation : Location Observed									
	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		

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
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	20%			2028	\$1,500	4	\$1,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement - New Classrooms Mechanical Room							
	No Component	80%							
	Sewage Ejector(s)								
	Electric	100%			2028	\$124,100	4	\$14,100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement - Pump Rooms, Two Duplex Sets							
	Backflow Preventer								
	Generic	100%			2028	\$105,800	1	\$14,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 4th Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2043	**	1-5	\$119,500	
	Sprinkler								
	Generic	100%			2043	**	1-2	\$66,400	
	Fire Pump								
	Generic	100%			2036	\$226,300	1	\$44,300	

*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.*

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 28-Apr-2025 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Mez
Block : 2613 **Lot** : 1 **BIN** : 2004260

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,821,300	\$355,600
Interior Architecture	\$1,616,700	\$205,400
Electrical		\$1,401,300
Mechanical	\$98,300	\$10,269,100
Total	\$3,536,300	\$12,231,400
Importance Code A	\$1,821,300	\$608,700
Importance Code B	\$1,520,900	\$11,622,600
Importance Code C	\$194,200	
Total	\$3,536,300	\$12,231,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$67,700		\$2,700	
Interior Architecture	\$134,600		\$26,700	\$11,400
Electrical	\$27,700	\$23,000	\$28,800	\$24,900
Mechanical	\$73,600	\$33,900	\$40,400	\$31,100
Site Pavements	\$73,400			
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Total	\$384,400	\$64,400	\$106,000	\$74,800
Importance Code A	\$81,100	\$14,100	\$16,100	\$14,100
Importance Code B	\$210,300	\$50,300	\$89,900	\$56,500
Importance Code C	\$93,100			\$4,200
Total	\$384,400	\$64,400	\$106,000	\$74,800



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
FRANKLIN WOMENS SHELTER
Asset # : 1940

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Exterior Walls								
	Masonry: Brick	30%	Now	\$151,500	LIFE	* *	5	\$84,000	
				Efflorescence, Extent : Moderate, Area Affected : 5%					
				Location : South Facade					
				Graffiti, Extent : Moderate, Area Affected : 5%					
				Location : Franklin Avenue					
				Spalling, Extent : Severe, Area Affected : 20%					
				Location : Throughout Facades					
				Water Penetration, Extent : Severe, Area Affected : 10%					
				Location : Front Facade On Franklin Avenue Into Lobby And Basement					
	Masonry: Brownstone	20%	Now	\$924,800	LIFE	* *	5	\$42,000	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 20%					
				Location : Various Locations, Base Of Building					
				Efflorescence, Extent : Moderate, Area Affected : 5%					
				Location : Above Main Entry					
				Water Penetration, Extent : Severe, Area Affected : 15%					
				Location : Above Main Entrance On Franklin Avenue					
	Masonry: Brownstone	39%			LIFE	* *	5	\$163,800	
	Slate Panels	11%	0-2	\$261,900	LIFE	* *	5	\$23,100	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Window Sills					
Windows									
	Aluminum	70%			2052	* *	5	\$11,900	
	Aluminum	10%	Now	\$17,800	2044	* *	5	\$900	
				Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
				Location : Screens At Tower Floors					
				Other Observation, Extent : Severe, Area Affected : 20%					
				Location : Tower Floors					
				Explanation : Bird Contamination					
	Bronze/Brass	5%			2044	* *	5	\$5,300	
	Metal Clad	15%	2-4	\$2,800	2044	* *	5	\$8,000	
				Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%					
				Location : Above Drill Floor					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Above Drill Floor					
				Explanation : Copper Windows					
Parapets									
	Masonry: Brick	90%			LIFE	* *	5-10	\$241,500	
	Masonry: Brownstone	10%			LIFE	* *	5-10	\$50,600	

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
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	
Exterior								
Roof								
Modified Bitumen	35%			2041	* *	10	\$60,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Fourth Floor Roof</i> <i>Explanation : Limited Access/ Visibility</i>								
Single Ply Membrane	50%	0-2	\$195,000	2041	* *			
<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%			2056	* *	10	\$86,900	
Soffits								
Masonry: Brick	20%			LIFE	* *	5		
Masonry: Brownstone	80%			LIFE	* *	5		
<i>Efflorescence, Extent : Light, Area Affected : 50%</i> <i>Location : Main Entry, South Entry</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
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	
Interior									
Floors									
Cast in Place Concrete	44%			LIFE	* *	5	\$410,700		
Ceramic Tile	2%	Now	\$105,400	2045	* *	5	\$2,100		
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Lobby, Showers									
Ceramic Tile	3%			2045	* *	5	\$6,400		
Panel/Paver: Cer/Brk	5%			2044	* *	5	\$24,000		
Quarry Tile	5%			2041	* *	5	\$16,000		
Steel Plate	1%	Now	\$6,400	LIFE	* *	1			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Boiler Room, Bottom Stair									
Vinyl Tile	15%	Now	\$290,500	2041	* *	3	\$12,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Basement Hallways And Storage Area									
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Uneven Substrate, Extent : Severe, Area Affected : 5%									
Location : Room 402									
Worn/Erode, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Vinyl Tile	15%			2041	* *	3	\$12,000		
Wood	10%	Now	\$418,100	2064	* *	5	\$20,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : 5th Floor, Drill Floor Balcony, Boiler Room									
Dry Rot/Decay, Extent : Severe, Area Affected : 20%									
Location : 5th Floor, Drill Floor Balcony, Boiler Room									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Gas Meter Room									
Explanation : Debris Throughout									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	10	\$31,300	
Ceramic Tile	5%			2045	* *	5	\$8,300	
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,700	
Gypsum Board	30%			LIFE	* *	5-10	\$85,100	
Masonry: Brick	20%	Now	\$139,100	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 3% Location : Drill Floor Balcony East Facade, M1 Shift Office								
Horizontal Cracks, Extent : Moderate, Area Affected : 3% Location : Drill Floor Balcony East Facade, M1 Shift Office								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2% Location : Drill Floor Balcony East Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2% Location : Drill Floor Balcony East Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 3% Location : Drill Floor Balcony East Facade, M1 Shift Office								
Plaster	35%	Now	\$31,100	LIFE	* *	5	\$17,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : 5th Floor Storage								
Diagonal Cracks, Extent : Severe, Area Affected : 5% Location : 5th Floor Storage								
Paint Peeling, Extent : Severe, Area Affected : 10% Location : 5th Floor Storage								

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

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	10%			2049	**	5	\$21,300	
AcousTileSusp.Lay-In	1%	0-2	\$800	2049	**	5	\$1,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Main Level Kitchen								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Corridor								
Exposed Struc: Concrete	10%	Now	\$175,100	LIFE	**	5	\$3,300	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Area In And Next To Generator Room								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Area In And Next To Generator Room								
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Basement Storage Area								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Level Storage Next To Generator								
Exposed Struc: Steel	40%			LIFE	**	10	\$170,700	
Exposed Struc: Wood	18%	Now	\$57,500	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Drill Room Ceiling								
Masonry: Vault Struct	5%			LIFE	**	10	\$5,300	
Plaster	4%	Now	\$28,400	LIFE	**	5	\$5,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : 5th Floor								
Paint Peeling, Extent : Severe, Area Affected : 100%								
Location : 5th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor								
Plaster	12%			LIFE	**	5-10	\$44,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2071	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$46,000	2041	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
On-Site Walkways								
Masonry: Granite	100%	Now	\$27,400	LIFE	**			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 40%								
Location : Exterior Brownstone Stairs								
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : Brownstone Stairs								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Stairs								
Explanation : Actually Brownstone								

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			
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	95%			2036	\$50,000	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 2,000 Ampere And Two 1,600 Ampere Main Disconnect Switches							
	Fused Disc Sw	5%			2046	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 400 Ampere Main Disconnect Switch For Fire Pump							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2036	\$213,600	5	\$600	
	Raceway								
	Conduit	100%			2036	\$194,800	1		
	Panelboards								
	Molded Case Bkrs	100%			2035	\$218,600	5	\$3,700	
	Wiring								
	Braided Cloth	30%			2035	\$89,100	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2036	\$148,400	1		
	Thermoplastic	20%			2046	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2034	\$486,800	5	\$1,000	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$4,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	* *	1	\$43,500	
	Generators								
	Diesel	100%			2039	* *	1	\$54,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : One 100 Kilowatts Rated Capacity							
	Batteries								
	Lead/Acid	100%			2029	\$2,700	5	\$5,200	
	Fuel Storage								
	Day Tank	100%			2044	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room. Note That One 15,000 Gallon Underground Tank Reported Under Mechanical							
		Explanation : One 180 Gallons							

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
FRANKLIN WOMENS SHELTER
Asset # : 1940

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

Lighting

Interior Lighting

LED

100%

2044

* *

*Recent Replace Evident, Extent : N/A, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Service

30%

2044

* *

1

Emergency, Battery

20%

2041

* *

10

\$6,900

Exit, Battery

50%

2041

* *

10

\$4,800

Exterior Lighting

LED

30%

2044

* *

*Recent Replace Evident, Extent : N/A, Area Affected : 100%**Location : Building Perimeter*

No Component

70%

Alarm

Security System

Generic

100%

2041

* *

1

\$52,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Interior And Exterior Spaces**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital

100%

2041

* *

1-3

\$87,100

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

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

Heating

Energy Source

Electricity

5%

2046

* *

1

Interruptible Gas/Dual

95%

2046

* *

1

Fuel

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Exterior - Vault**Explanation : One 15,000 Gallon Tank*

*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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	5%			2036	\$203,200	2	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Shift And Generator Rooms							
		Explanation : Electric Unit Heaters							
	Steam Boiler	95%			2041	* *	1	\$134,100	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units.							
Distribution									
	Steam Piping/Pump	100%	Now	\$25,000	2036	\$1,250,200			
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Boiler Room							
Terminal Devices									
	Air Handler	40%			2031	\$1,175,200	1	\$35,300	
	Convactor/Radiator	50%			2034	\$638,300	1	\$23,000	
	Unit Heater - Steam	5%			2041	* *	4	\$700	
	Unit Heater - Steam	5%			2031	\$44,400	4	\$1,000	
Controls									
	Digital	100%			2034	\$4,447,700			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Window/Wall Unit	60%			2031	\$354,900	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$50,300	
	No Component	60%							
	Exhaust Fans								
	Interior	10%			2031	\$69,200	2	\$400	
	Roof	40%			2041	* *	2	\$1,700	
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$2,005,100	1		
	Water Heater With Tanks								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%	Now	\$98,300	LIFE	* *	1		
		Leak Evident, Extent : Light, Area Affected : 10%							
		Location : Basement							
	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
FRANKLIN WOMENS SHELTER
Asset # : 1940

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%			2029	\$4,800	4	\$4,500	
	Sewage Ejector(s)								
	Electric	100%			2036	\$81,100	4	\$8,400	
	Fixtures								
	Generic	100%							
	Hot Water Storage Tank								
	Generic	100%			2031	\$33,700	1	\$5,200	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : One 600 Gallon Unit								
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st To 3rd Floor								
	Explanation : 1 Unit, Decommissioned.								
Fire Suppression									
	Standpipe								
	Generic	100%			2056	* *	1-5	\$71,900	
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$39,900	
	Fire Pump								
	Generic	100%			2045	* *	1	\$26,600	

*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.*

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$281,300	
Interior Architecture		\$947,900
Electrical	\$21,600	\$53,400
Mechanical	\$64,700	\$431,800
Total	\$367,600	\$1,433,100
Importance Code A	\$281,300	\$302,300
Importance Code B	\$86,300	\$182,800
Importance Code C		\$947,900
Total	\$367,600	\$1,433,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$101,300	\$15,000		
Interior Architecture	\$32,000		\$800	
Electrical	\$2,700	\$37,800	\$3,200	\$2,700
Mechanical	\$3,700	\$2,400	\$5,400	\$2,400
Total	\$139,600	\$55,100	\$9,400	\$5,000
Importance Code A	\$102,700	\$16,400	\$1,400	\$1,400
Importance Code B	\$11,800	\$38,700	\$8,000	\$3,600
Importance Code C	\$25,200			
Total	\$139,600	\$55,100	\$9,400	\$5,000



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
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	3%			LIFE	**			
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$17,800	
	Masonry: Brick	47%	Now	\$35,300	LIFE	**	5	\$21,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	5%	Now	\$9,000	LIFE	**	5	\$1,700	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Window Sills And Trims								
	Metal/Glass Curt Wall	5%	Now	\$38,400	LIFE	**	5	\$4,300	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Stucco Cement	35%	Now	\$90,300	2038	**	5	\$19,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 20%								
	Location : Throughout, Below Window Sills								
Windows									
	Aluminum	90%	Now	\$120,600	2049	**	5	\$6,300	
	Air Infiltration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Clad	10%	Now	\$70,400	2058	**	5	\$4,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Worn/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,900	
	Masonry: Brick	30%	Now	\$9,400	LIFE	**	5	\$1,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : North Parapet								
	Metal Cornice	15%			2048	**	10	\$2,400	
	Stucco Cement	50%	4+	\$7,600	2046	**	5	\$3,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Parapet Wall								
Roof									
	Modified Bitumen	97%			2038	**	10	\$12,600	
	Skylight, Metal/Glass	3%			2053	**	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
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Cast in Place Concrete	10%			LIFE	**	5	\$400	
	Metal Panel	90%	0-2	\$1,700	2043	**	5	\$1,200	
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior									
	Floors								
	Cast in Place Concrete	5%	4+	\$3,600	LIFE	**	5	\$4,700	
	Paint Peeling, Extent : Light, Area Affected : 10%								
	Location : Basement								
	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	\$947,900	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	\$25,200	LIFE	**	5	\$3,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Staircase Between 4th And 5th Floor At Window								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Staircase Wall Facing Exterior								
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 400 Amperes And One 600 Amperes Main Service Main Disconnect Switch							
	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	\$21,600	10	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Fluorescent	90%			2038	* *	10	\$23,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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	\$6,600	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2033	\$53,400	1	\$10,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							

*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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$17,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Alarm Bells, Strobe Lights, Horns And Smoke Detectors. Obsolete System.*

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

Heating

Energy Source

Natural Gas

100%

2043

* *

1

Conversion Equipment

Hot Water Boiler

100%

2031

\$302,300

1

\$14,100

Distribution

Hot Wtr Piping/Pump

100%

2041

* *

4

\$1,400

Terminal Devices

Convactor/Radiator

100%

2038

* *

1

\$9,200

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

Conversion Equipment

Window/Wall Unit

60%

2028

\$64,700

1

No Component

40%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$15,900

Exhaust Fans

Roof

90%

2033

\$49,700

2

\$800

Roof

10%

2038

* *

2

\$100

Plumbing

H/C Water Piping

Galvanized Steel

100%

2038

* *

1

HW Heat Exchanger

HTHW/HW

100%

2033

\$79,700

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Sump Pump(s)

Submersible

100%

2027

\$900

4

\$900

Fixtures

Generic

100%

Fire Suppression

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		95%						
Generic		5%		2043	* *	1-2	\$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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$482,900	
Interior Architecture		\$1,098,000
Electrical	\$248,600	\$595,900
Mechanical	\$58,100	\$316,600
Total	\$789,600	\$2,010,600
Importance Code A	\$482,900	
Importance Code B	\$306,700	\$2,010,600
Total	\$789,600	\$2,010,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$86,300	\$7,400		
Interior Architecture	\$53,300			\$5,000
Electrical	\$8,800	\$16,000	\$4,900	\$5,400
Mechanical	\$7,000	\$60,700	\$38,700	\$6,300
Site Enclosure	\$3,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$165,900	\$91,300	\$50,800	\$23,900
Importance Code A	\$87,700	\$8,900	\$1,500	\$1,500
Importance Code B	\$54,600	\$82,400	\$49,300	\$22,400
Importance Code C	\$23,600			
Total	\$165,900	\$91,300	\$50,800	\$23,900



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
GEORGE DALY HOUSE
Asset # : 14741

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	2-4	\$110,700	LIFE	**	5	\$13,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Rear Facade And Near Downspout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : North Facade Window Lintels								
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%								
Location : Front Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Rear Facade								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Rear Facade								
Masonry: Brick	20%			LIFE	**	5	\$10,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Facade								
Explanation : Stucco On Brick								
Masonry: Brick	25%			LIFE	**	5	\$13,400	
Masonry: Granite	5%	Now	\$21,200	LIFE	**	5	\$2,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : South Facade At Building Base								
Masonry: Limestone	12%	Now	\$101,600	LIFE	**	5	\$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Facade Cornice								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Metal Panel	5%			2053	**	5-10	\$18,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Bulkhead								
Explanation : Metal Siding								
Pre-Cast Concrete	3%			LIFE	**	5	\$5,200	
Stucco Cement	5%	4+	\$7,600	2046	**	5	\$3,400	
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : West Facade								
Windows								
Aluminum	100%	0-2	\$29,100	2049	**	5	\$6,100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : 3rd Floor Room 3J And 3L								

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$3,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Covered With Metal Panels							
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Covered With Metal Coping							
Roof								
Modified Bitumen	98%	Now	\$270,600	2043	**			1
	Debris Present, Extent : Severe, Area Affected : 60%							
	Location : Sand Bags Throughout On Roof							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Main Roof							
Skylight, Metal/Glass	2%	Now	\$28,400	2053	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Roof Stair							
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	\$1,098,000	3	\$19,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	75%			LIFE	**	5	\$21,800	
Plaster	20%	Now	\$23,600	LIFE	**	5	\$2,900	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Dining Room In Basement, Room 4d, 4th Floor Corridor Ceiling, Stair B							
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$22,000	2046	**	5	\$6,600	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Fourth Floor Corridor							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Fourth Floor Corridor							
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	**			

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	4+	\$3,400	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		
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	\$15,100	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	\$97,500	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	\$41,200	1			
---------	------	--	--	------	----------	---	--	--	--

Panelboards

Molded Case Bkrs	100%			2032	\$39,900	5		\$800	
------------------	------	--	--	------	----------	---	--	-------	--

Wiring

Thermoplastic	100%			2033	\$58,300	1			
---------------	------	--	--	------	----------	---	--	--	--

Motor Controllers

Locally Mounted	100%			2031	\$88,900	5		\$200	
-----------------	------	--	--	------	----------	---	--	-------	--

Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$400	
---------	------	--	--	------	-----	---	--	-------	--

Stand-by Power

Transfer Switches

Automatic	100%			2031	\$6,600	1		\$9,200	
-----------	------	--	--	------	---------	---	--	---------	--

*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
GEORGE DALY HOUSE
Asset # : 14741

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									
	Generators								
	Diesel	100%			2029	\$66,000	1	\$11,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 150 Kilowatts							
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$1,100	
Fuel Storage									
	Day Tank	50%			2032	\$12,800	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 100 Gallon Capacity							
	Main Tank	50%			2036	\$38,400	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 275 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2033	\$228,200	10	\$13,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2033	\$45,600	10	\$2,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	40%			2028	\$182,600	10	\$11,000	
		T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Bedrooms							
	Egress Lighting								
	Emergency, Service	50%			2033	\$9,200	1		
	Exit, Service	50%			2033	\$6,500	1		
Exterior Lighting									
	LED	20%			2041	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$11,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Lobby And Outside							
		Explanation : CCTV Surveillance Cameras And Panic Doors							
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	\$77,400	1-3	\$19,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors And Alarm Bells							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2038	**	1	\$14,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	**	4	\$1,500	
	Terminal Devices								
	Convactor/Radiator	90%			2038	**	1	\$8,700	
	Fan Coil Unit/Heat	10%			2033	\$74,400	1	\$1,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
	Conversion Equipment								
	Split Unit	20%			2033	\$142,500			
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : 1st Floor							
		Explanation : 2 Units For Lobby Area							
	Window/Wall Unit	15%			2028	\$17,000	1		
	No Component	65%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,700	
	Exhaust Fans								
	Interior	75%			2033	\$99,800	2	\$700	
	Roof	25%			2033	\$14,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2038	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$17,100	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2028	\$15,700	4	\$1,800	
	Backflow Preventer								
	Generic	100%			2033	\$13,400	1	\$1,800	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2043		* *	1-2	\$8,400
Special/Chemical System, Extent : Light, Area Affected : 5%									
Location : Sprinklers Provided In Kitchen Area. 12 X 3 Feet With Wet Chemical System									
Fire Pump									
	Generic	100%			2029	\$28,600	1	\$5,600	
Chemical System									
	Generic	100%			2028	\$58,100	1-10	\$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.*

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 21-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2105 **Lot** : 1 **BIN** : 1076737

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$140,200	
Interior Architecture	\$188,300	
Electrical		\$793,200
Mechanical		\$2,274,700
Site Pavements	\$78,700	
Total	\$407,200	\$3,067,900
Importance Code A	\$140,200	\$374,800
Importance Code B		\$2,693,100
Importance Code C	\$266,900	
Total	\$407,200	\$3,067,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$126,900			
Interior Architecture	\$192,400			\$3,300
Electrical	\$25,500	\$4,000	\$4,200	\$5,300
Mechanical	\$28,200	\$12,300	\$53,800	\$11,500
Site Enclosure	\$1,200			
Site Pavements	\$29,900			
Total	\$404,200	\$16,300	\$58,100	\$20,000
Importance Code A	\$131,200	\$4,300	\$4,300	\$4,300
Importance Code B	\$223,200	\$12,100	\$53,800	\$15,800
Importance Code C	\$49,900			
Total	\$404,200	\$16,300	\$58,100	\$20,000



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
HARLEM ONE MENS RESIDENCE
Asset # : 1958

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$32,000	
Masonry: Brick	87%			LIFE	* *	5	\$55,700	
Masonry: Limestone	3%			LIFE	* *	5	\$1,400	
Windows								
Aluminum	100%	Now	\$37,600	2052	* *	5	\$7,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Resident Room At Third Floor								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Resident Room At Third Floor								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Resident Room At Third Floor								
Parapets								
Masonry: Brick	60%			LIFE	* *	5-10	\$18,700	
Pre-Cast Concrete	10%			LIFE	* *	5	\$5,700	
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Lower Roof								
Explanation : With Metal Railings On Pitchpockets								
Roof								
Copper/Terne	3%			2064	* *	10	\$1,900	
Modified Bitumen	95%	Now	\$25,900	2041	* *			
Alligatoring, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%								
Location : Front Facade Lower Roof								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Skylight, Metal/Glass	2%	Now	\$140,200	2066	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Roof								
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : Roof								
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5		

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	18%	Now	\$40,600	LIFE	**	5	\$20,900	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Basement Crawl Space							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Basement Crawl Space							
		Explanation : Leaking During Heavy Rain							
	Ceramic Tile	10%	Now	\$15,000	2045	**	5	\$2,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Toilets And Showers							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Toilets, Showers and Kitchen							
	Terrazzo	20%			LIFE	**	5	\$16,600	
	Vinyl Tile	50%	Now	\$36,700	2041	**	3	\$10,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Various Locations Throughout							
	Wood	2%			2051	**	5	\$2,000	
Interior Walls									
	Ceramic Tile	10%	Now	\$15,700	2045	**	5	\$2,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Toilets, Showers and Kitchen							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Toilets, Showers and Kitchen							
	Concrete Masonry Unit	70%	Now	\$188,300	LIFE	**	5	\$16,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Various Locations Throughout							
	Gypsum Board	20%			LIFE	**	5-10	\$19,500	
Ceilings									
	AcousTile,Adhered	20%	Now	\$17,100	2041	**	5	\$5,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Throughout Cafeteria							
	Exposed Struc: Concrete	80%			LIFE	**	5-10	\$53,100	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	10%	4+	\$1,200	2041	**	5	\$1,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
	Chain Link	50%			2046	**			
	Iron Picket	40%			2056	**			
Free Standing Walls									
	Masonry: Brick	100%			2046	**			
Retaining Walls									
	Masonry: Brick	100%			2046	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2049	**			

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% Now \$11,400 2049 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Cheek Wall Of Front Entrance Ramp, Side And Rear Yard Walkways

Parking/Driveway

Asphalt 70% 4+ \$8,900 2045 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Side Parking Area

Cast in Place Concrete 30% Now \$78,700 2049 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 60%

Location : Front Parking Area

Activity Yard

Asphalt 50% 0-2 \$3,700 2039 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Rear Yard Basketball Courts

Cast in Place Concrete 50% 0-2 \$5,900 2049 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Side Yard

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2036 \$22,600 5 \$200

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

Location : Electrical Room

Explanation : Two Main Disconnect Switches Rated At 600 Amperes Each.

Switchgear / Switchboard

Fused Knife Sw 100% 2036 \$130,000 5 \$200

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

Location : Electrical Room

Explanation : On Extended Life

Raceway

Conduit 95% 2036 \$57,100 1

Conduit 5% 2056 * * 1

Panelboards

Fused Disc Sw 5% 2035 \$3,000 5 \$100

Fused Toggle Switch 60% 2035 \$35,900 5 \$600

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

Location : Throughout The Building

Explanation : On Extended Life

Molded Case Bkrs 20% 2035 \$12,000 5 \$200

Molded Case Bkrs 15% 2044 * * 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
HARLEM ONE MENS RESIDENCE
Asset # : 1958

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									
Wiring									
	Braided Cloth	80%			2035	\$70,100	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2046	* *	1		
Motor Controllers									
	Locally Mounted	100%			2034	\$148,100	5	\$300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,300	
Lighting									
Interior Lighting									
	Fluorescent	30%			2036	\$196,300	10	\$11,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement, Offices									
Explanation : T-8 Lamps									
	LED	70%			2041	* *			
Egress Lighting									
	Emergency, Battery	50%			2036	\$36,100	10	\$5,200	
	Exit, Service	50%			2036	\$9,300	1		
Exterior Lighting									
	HID	10%	Now	\$20,100	2046	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%									
Location : Outside Perimeter									
	LED	10%			2044	* *			
	No Component	80%							
Alarm									
Security System									
	Generic	80%			2031	\$64,600	1	\$12,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Outside Perimeter									
Explanation : CCTV Surveillance Camera									
	Generic	20%			2036	\$16,100	1	\$3,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exit Doors, Hallways									
Explanation : Intrusion Alarm And Motion Sensor									
Fire/Smoke Detection									
	Generic, Digital	100%			2036	\$110,900	1-3	\$27,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns									

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

Heating

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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2046	* *	5	\$13,300	
	Conversion Equipment								
	Steam Boiler	100%			2034	\$374,800	1	\$42,600	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Boilers								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2036	\$1,209,200	4	\$3,200	
	Terminal Devices								
	Air Handler	25%			2041	* *	1	\$6,700	
	Convactor/Radiator	75%			2034	\$263,700	1	\$10,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling Split Unit	10%			2036	\$47,100	2	\$300	
		30%			2031	\$306,300			
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : Adjacent Of Building								
	Explanation : 3 Units								
	Window/Wall Unit	25%			2029	\$40,700	1		
	No Component	35%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$38,000	
	Exhaust Fans								
	Interior	25%			2031	\$47,700	2	\$300	
	Roof	75%			2031	\$62,600	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2041	* *	1		
	Water Heater With Tanks								
	Oil Fired	50%			2031	\$44,100	1		
	No Component	50%							
	HW Heat Exchanger								
	Steam Fired	50%			2046	* *	4	\$2,100	
	No Component	50%							
	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
HARLEM ONE MENS RESIDENCE
Asset # : 1958

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2031	\$8,600	4	\$1,400	
	Sewage Ejector(s)							
	Electric	100%		2036	\$22,500	4	\$2,600	
	Backflow Preventer							
	Generic	100%		2036	\$19,200	1	\$2,600	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2046	* *	1-2	\$12,000	
	Chemical System							
	Generic	100%		2031	\$58,100	1-10	\$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.

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Electrical		\$59,300
Mechanical	\$121,800	\$157,500
Total	\$121,800	\$216,800
Importance Code B	\$121,800	\$216,800
Total	\$121,800	\$216,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$85,800	\$32,700		
Interior Architecture	\$3,900	\$2,600	\$1,800	
Electrical	\$1,300	\$16,400	\$1,400	\$1,200
Mechanical	\$900	\$44,600	\$1,800	\$800
Site Pavements				
Total	\$91,900	\$96,400	\$5,100	\$2,000
Importance Code A	\$85,800	\$32,700		
Importance Code B	\$5,400	\$63,600	\$5,100	\$2,000
Importance Code C	\$700			
Total	\$91,900	\$96,400	\$5,100	\$2,000



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

HELP SEC - COTTAGE #1

Asset # : 14721

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
Masonry: Brick Cavity	93%	2-4	\$49,300	LIFE	**	5	\$11,300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Exterior Walls								
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	\$36,500	2038	**	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
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	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corridor Near Entrance								
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	\$2,300			
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			
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	\$7,500	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2031	\$26,700	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 112.5 Kilovolt Amperes, 480 High Voltage 208/120 Low Voltage							
	Raceway								
	Conduit	5%			2053	* *	1		
	Conduit	95%			2033	\$15,400	1		
	Panelboards								
	Fused Disc Sw	4%			2032	\$1,600	5		
	Fused Disc Sw	1%			2049	* *	5		
	Molded Case Bkrs	95%			2032	\$37,900	5	\$300	
	Wiring								
	Thermoplastic	95%			2033	\$18,900	1		
	Thermoplastic	5%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2031	\$59,300	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2038	* *	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2028	\$4,200	2		
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							
	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, Alarm Bell, Horns, Smoke Detectors, Manual Pull Box Station And Fire Alarm Panel							

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		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								
	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	90%			2028	\$121,800	2	\$700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
	Exhaust Fans								
	Interior	80%			2028	\$43,800	2	\$300	
	Roof	20%			2033	\$4,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2031	\$157,500	1		
	Water Heater With Tanks								
	Electric	100%			2032	\$23,600	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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$646,400	
Electrical		\$59,300
Mechanical	\$191,500	\$504,600
Total	\$837,800	\$563,800
Importance Code A	\$646,400	
Importance Code B	\$191,500	\$563,800
Total	\$837,800	\$563,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$36,500	\$1,100	\$1,000	
Interior Architecture	\$2,900	\$1,400	\$1,800	
Electrical	\$1,300	\$12,300	\$1,400	\$1,200
Mechanical	\$18,300	\$49,500	\$1,900	\$900
Total	\$59,100	\$64,300	\$6,100	\$2,100
Importance Code A	\$36,500	\$1,200	\$1,000	
Importance Code B	\$21,800	\$63,200	\$5,200	\$2,100
Importance Code C	\$700			
Total	\$59,100	\$64,300	\$6,100	\$2,100



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
HELP SEC - COTTAGE #2
Asset # : 14722

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	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	\$646,400	2043	**			1
	Blisters, Extent : Severe, Area Affected : 40%								
	Location : Main Roof Area								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%								
	Location : Main Roof								
	Seams Open/Split, Extent : Severe, Area Affected : 80%								
	Location : Throughout Main Roof								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : 1st Floor Ceiling								
	Skylight, Plastic	5%	Now	\$36,500	2038	**	1		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
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	\$1,800	2038	**	5	\$2,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Corridors To Rooms								
	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									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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			
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	\$7,500	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
Transformers									
	Dry Type	100%			2031	\$26,700	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : On 112.5 Kilovolts Amperes, 480 High Voltage 208/120 Low Voltage							
Raceway									
	Conduit	95%			2033	\$15,400	1		
	Conduit	5%			2053	* *	1		
Panelboards									
	Fused Disc Sw	4%			2032	\$1,600	5		
	Fused Disc Sw	1%			2049	* *	5		
	Molded Case Bkrs	95%			2032	\$37,900	5	\$300	
Wiring									
	Thermoplastic	95%			2033	\$18,900	1		
	Thermoplastic	5%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$59,300	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2038	* *	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							
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, Alarm Bell, Horns, Manual Pull Stations, Smoke Detectors And Fire Alarm Panel							

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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2053	* *	1		
	Distribution								
	Central Plant Steam Piping/Pmp	100%	0-2	\$17,400	2033	\$347,000	4	\$600	
		Corroded, Extent : Moderate, Area Affected : 5% Location : 1st Floor. Corroded Circulating Pump							
	Terminal Devices								
	Air Handler	30%			2028	\$69,700	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	\$121,800	2	\$700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
	Exhaust Fans								
	Interior	80%			2028	\$43,800	2	\$300	
	Roof	20%			2028	\$4,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2031	\$157,500	1		
	Water Heater With Tanks								
	Electric	100%			2032	\$23,600	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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Electrical		\$59,300
Mechanical	\$60,900	\$696,000
Total	\$60,900	\$755,300
Importance Code B	\$60,900	\$755,300
Total	\$60,900	\$755,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$18,700	\$32,700		
Interior Architecture	\$3,900	\$2,600	\$1,800	
Electrical	\$1,300	\$12,300	\$1,400	\$1,200
Mechanical	\$70,300	\$49,400	\$2,100	\$800
Site Pavements	\$600			
Total	\$94,800	\$97,000	\$5,300	\$2,000
Importance Code A	\$18,700	\$32,700		
Importance Code B	\$74,800	\$64,300	\$5,300	\$2,000
Importance Code C	\$1,200			
Total	\$94,800	\$97,000	\$5,300	\$2,000



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
HELP SEC - COTTAGE #3
Asset # : 14723

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
Worn/Erode, Extent : Light, Area Affected : 2%									
Location : Various									
	Masonry: Brick	93%	4+	\$18,600	LIFE	**	5	\$11,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Window Lintel At Front Elevation									
	Window Wall	5%			2053	**	5	\$2,300	
Windows									
	Aluminum	98%			2041	**	5	\$1,900	
	Metal Louvers	2%	4+	\$100	2036	\$2,200			
Deformed/Dented, Extent : Moderate, Area Affected : 2%									
Location : Front Facade									
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	
Worn/Erode, Extent : Moderate, Area Affected : 2%									
Location : Throughout									
	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	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Front Entrance									

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			
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	\$7,500	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
Transformers									
	Dry Type	100%			2031	\$26,700	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 112.5 Kilovolts Amperes, 480 High Voltage 208/120 Low Voltage							
Raceway									
	Conduit	95%			2033	\$15,400	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	\$37,900	5	\$300	
Wiring									
	Thermoplastic	95%			2033	\$18,900	1		
	Thermoplastic	5%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$59,300	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2038	* *	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							

*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	

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, Smoke Detectors, Manual Pull Box Stations 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

\$34,700

2033

\$347,000

4

\$600

*Corroded, Extent : Moderate, Area Affected : 5%**Location : 1st Floor. Corroded Circulating Pump And Hot Water Piping*

Terminal Devices

Air Handler

30%

0-2

\$34,800

2033

\$69,700

1

\$2,100

*Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : 1st Floor. 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

\$60,900

2033

\$121,800

2

\$500

*Malfunctioning, Extent : Severe, Area Affected : 90%**Location : Roof. Unit Is Not Working*

No Component

10%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,900

Exhaust Fans

Interior

80%

2028

\$43,800

2

\$300

Roof

20%

2028

\$4,800

2

\$100

Plumbing

H/C Water Piping

Galvanized Steel

100%

2031

\$157,500

1

Water Heater With Tanks

Electric

100%

2032

\$23,600

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 #3
Asset # : 14723

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$433,700
Electrical		\$59,300
Mechanical	\$130,600	\$279,300
Total	\$130,600	\$772,300
Importance Code B	\$130,600	\$772,300
Total	\$130,600	\$772,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$18,300	\$32,700	\$1,000	
Interior Architecture	\$22,800	\$3,300		\$2,000
Electrical	\$1,300	\$12,300	\$1,400	\$1,200
Mechanical	\$18,100	\$49,400	\$2,100	\$800
Site Pavements				
Total	\$60,500	\$97,700	\$4,400	\$3,900
Importance Code A	\$18,300	\$32,700	\$1,000	
Importance Code B	\$41,600	\$65,000	\$3,400	\$3,900
Importance Code C	\$700			
Total	\$60,500	\$97,700	\$4,400	\$3,900



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

HELP SEC - COTTAGE #4

Asset # : 14724

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	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	
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : At Window Heads								
	Explanation : Rusting Lintels								
	Metal Louvers	3%			2036	\$3,300	10	\$400	
Roof									
	Single Ply Membrane	95%			2038	**	10	\$31,500	
	Skylight, Plastic	5%	Now	\$18,300	2038	**	1		
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
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+	\$21,700	2033	\$433,700	3	\$5,900	
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Throughout 1st Floor								
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	\$16,900			
	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			
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	\$7,500	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2031	\$26,700	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 112.5 Kilovolts Amperes, 480 High Voltage 208/120 Low Voltage							
	Raceway								
	Conduit	5%			2053	* *	1		
	Conduit	95%			2033	\$15,400	1		
	Panelboards								
	Fused Disc Sw	4%			2032	\$1,600	5		
	Fused Disc Sw	1%			2049	* *	5		
	Molded Case Bkrs	95%			2032	\$37,900	5	\$300	
	Wiring								
	Thermoplastic	95%			2033	\$18,900	1		
	Thermoplastic	5%			2053	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2031	\$59,300	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2038	* *	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							

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

\$17,400

2043

* *

4

\$600

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Circulating Pump Corroded*

Terminal Devices

Air Handler

30%

0-2

\$69,700

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

\$60,900

2033

\$121,800

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

\$43,800

2

\$300

Roof

20%

2028

\$4,800

2

\$100

Plumbing

H/C Water Piping

Galvanized Steel

100%

2031

\$157,500

1

Water Heater With Tanks

Electric

100%

2032

\$23,600

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)	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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,337,700	\$234,500
Interior Architecture	\$362,300	
Electrical	\$545,800	\$874,800
Mechanical	\$675,900	\$2,718,100
Site Enclosure	\$468,100	
Site Pavements		\$1,754,100
Total	\$4,389,700	\$5,581,500
Importance Code A	\$2,337,700	\$234,500
Importance Code B	\$1,583,900	\$3,592,900
Importance Code C	\$468,100	\$1,754,100
Total	\$4,389,700	\$5,581,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$9,800		\$8,400	
Interior Architecture	\$74,900			\$8,900
Electrical	\$68,800	\$29,600	\$11,100	\$12,400
Mechanical	\$66,100	\$47,700	\$27,600	\$6,700
Site Enclosure	\$30,000			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$256,900	\$84,500	\$54,300	\$35,200
Importance Code A	\$9,800	\$100	\$8,400	
Importance Code B	\$217,100	\$84,400	\$45,900	\$35,200
Importance Code C	\$30,000			
Total	\$256,900	\$84,500	\$54,300	\$35,200



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 - MAIN BLDG.
Asset # : 14720

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	45%	0-2	\$842,300	LIFE	* *	5	\$176,000	1
Cracking/Crumbling, Extent : Severe, Area Affected : 40%									
Location : Various Locations, Front, Rear And Sides									
Diagonal Cracks, Extent : Severe, Area Affected : 15%									
Location : Rear Of Building In Courtyard Area									
Exposed Reinforcement, Extent : Severe, Area Affected : 20%									
Location : Exterior Concrete Stair Near Front Of Building, Rear Elevation And Various Locations									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Various Locations									
	Masonry: Brick Cavity	55%			LIFE	* *	5	\$43,000	
Windows									
	Aluminum	95%			2049	* *	5	\$16,800	
	Metal Louvers	5%	2-4	\$9,800	2036	\$49,100			
Deteriorated Finish, Extent : Severe, Area Affected : 20%									
Location : Penthouse Mechanical Room									
Parapets									
	Cast in Place Concrete	100%			LIFE	* *	5	\$58,600	
Roof									
	Single Ply Membrane	100%	Now	\$1,495,300	2041	* *			1
Adhesion Failure, Extent : Severe, Area Affected : 10%									
Location : Main Roof									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Main Roof									
Ponding, Extent : Severe, Area Affected : 20%									
Location : Main Roof									
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Main Roof									
Explanation : Air Pockets									
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		
Interior									
Floors									
	Cast in Place Concrete	8%	0-2	\$34,700	LIFE	* *	5	\$17,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Ceramic Tile	7%	0-2	\$40,200	2042	* *	5	\$3,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Quarry Tile	15%	4+	\$112,500	2046	* *	5	\$11,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Kitchen Area									
	Vinyl Tile	70%	Now	\$98,500	2038	* *	3	\$26,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Throughout, Kitchen									

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		
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%			LIFE		**			
Concrete Masonry Unit	75%			LIFE		**	5	\$39,300	
Glass Block	5%			LIFE		**			
Masonry: Brick	10%			LIFE		**			

Ceilings

AcousTileSusp.Lay-In	30%	Now	\$151,300	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/Erode, 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	\$468,100	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	\$30,000	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		\$220,000			
Cast in Place Concrete	70%			2046		**			

Parking/Driveway

Asphalt	100%			2036		\$1,534,100			
---------	------	--	--	------	--	-------------	--	--	--

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033		\$25,300	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>									

*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

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									
Transformers									
	Dry Type	100%			2031	\$26,700	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 100 Kilovolts Amperes And One 75 Kilovolts Amperes 480 High Voltage -208/120 Low Voltage									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2033	\$162,600	5	\$300	
Raceway									
	Conduit	100%			2033	\$115,900	1		
Panelboards									
	Fused Disc Sw	10%			2032	\$9,000	5	\$200	
	Molded Case Bkrs	90%			2032	\$80,800	5	\$1,600	
Wiring									
	Thermoplastic	100%			2033	\$173,900	1		
Motor Controllers									
	Locally Mounted	80%			2031	\$165,900	5	\$400	
	Locally Mounted	20%	Now	\$41,500	2053	* *	5		
Not Functioning, Extent : Severe, Area Affected : 100%									
Location : Mechanical Room Penthouse									
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,400	LIFE	* *	5	\$1,000	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2031	\$13,700	1	\$21,000	
Generators									
	Diesel	100%			2029	\$108,600	1	\$26,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 40 Kilowatts									
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$2,500	
Fuel Storage									
	Day Tank	50%			2032	\$12,800	5		
	Main Tank	50%			2036	\$38,400	5		
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
HELP SEC - MAIN BLDG.
Asset # : 14720

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	30%			2028	\$310,800	10	\$18,700	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building								
	Fluorescent	60%			2038	* *	10	\$37,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building									
Fluorescent		10%			2038	* *	10	\$6,200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Hallway And Cafeteria								
Egress Lighting									
	Emergency, Service	40%			2028	\$16,800	1		
	Emergency, Service	15%			2038	* *	1		
	Exit, Service	40%			2038	* *	1		
	Exit, Service	5%			2028	\$1,500	1		
Exterior Lighting									
	LED	20%			2038	* *			
	No Component	80%							
Alarm									
Security System	Generic	50%			2038	* *	1	\$12,700	
	Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside Explanation : CCTV Surveillance Camera								
	Generic	50%			2028	\$63,900	1	\$12,700	
Other Observation, Extent : Light, Area Affected : 100% Location : Exit Doors Explanation : Intrusion Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%			2033	\$175,600	1-3	\$43,200	
Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Stations And Fire Alarm Panel									

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	Plant Campus Steam / PRV	100%			2053	* *	1		
Distribution									
	Central Plant Steam Piping/Pmp	100%			2043	* *	4	\$5,000	

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
HELP SEC - MAIN BLDG.
Asset # : 14720

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	95%			2031	\$528,900	1	\$20,900	
	Fan Coil Unit/Heat	5%			2028	\$84,400	1	\$1,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Absorption Chiller/Direct Fire	10%	0-2	\$93,600	2033	\$187,200	1	\$6,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Unit Is Not Working							
	Exterior Pkg Unit - Cooling	30%	0-2	\$44,800	2033	\$224,000	2	\$1,000	
		Not in Service, Extent : Severe, Area Affected : 40%							
		Location : Second Floor							
	Split Unit	20%			2033	\$323,400			
	Window/Wall Unit	40%			2028	\$103,200	1		
Heat Rejection									
	Water Cooling Tower	100%	2-4	\$172,000	2031	\$343,900	2	\$54,800	
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Roof. Unit Is Leaking							
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Roof. Unit Is Not Working							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$38,000	
	Exhaust Fans								
	Interior	80%			2033	\$241,600	2	\$1,700	
	Roof	20%			2033	\$26,400	2	\$400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2031	\$869,200	1		
	HW Heat Exchanger								
	Steam Fired	100%	0-2	\$164,600	2043	* *	4	\$6,700	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Roof. Unit Corroded							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$12,000	LIFE	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 100%							
		Location : Roof Area							
	Sewage Ejector(s)								
	Electric	100%			2028	\$35,700	4	\$4,100	
Fixtures									
	Generic	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
HELP SEC - MAIN BLDG.
Asset # : 14720

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : 1st Floor To 2nd Floor									
Explanation : Not In Service									
Fire Suppression									
Sprinkler									
	Generic	100%			2043		* *	1-2	\$19,100
Chemical System									
	Generic	100%			2028	\$58,100	1-10	\$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.*

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 25-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088092

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	\$77,700	
Mechanical		\$52,900
Total	\$77,700	\$52,900
Importance Code A		\$52,900
Importance Code B	\$77,700	
Total	\$77,700	\$52,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$47,300			
Interior Architecture	\$37,500			
Electrical	\$5,800	\$100	\$100	\$100
Mechanical	\$1,600		\$11,500	
Site Enclosure	\$15,200			
Site Pavements	\$6,400			
Total	\$113,800	\$100	\$11,600	\$100
Importance Code A	\$47,500		\$200	
Importance Code B	\$37,000	\$100	\$11,400	\$100
Importance Code C	\$29,300			
Total	\$113,800	\$100	\$11,600	\$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
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									
Glass Block	10%			LIFE	**	5	\$800		
Masonry: Brick	5%	Now	\$2,600	LIFE	**	5	\$300		
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%									
Location : Corner And Wall Openings									
Other Observation, Extent : Severe, Area Affected : 30%									
Location : Right Side Of Structure									
Explanation : Huge Tree Abutting Brick Wall Facade									
Masonry: Brick	75%			LIFE	**	5	\$9,300		
Metal Coiling Doors	10%	Now	\$39,700	2056	**	5	\$1,000		
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Overhead Door									
Windows									
Metal Louvers	5%			2045	**	10			
No Component	95%								
Roof									
Not Accessible	100%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Roof									
Explanation : Active Leak From Roof On A Sunny Day, Heavy Water Penetration									
Interior									
Floors									
Cast in Place Concrete	100%	Now	\$77,700	LIFE	**	5	\$6,700		
Worn/Erode, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Floor Area									
Explanation : Area Is Full Of Debris									
Interior Walls									
Concrete Masonry Unit	50%			LIFE	**	5	\$700		
Plywood/Hardboard	50%	Now	\$7,400	LIFE	**				
Dry Rot/Decay, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Worn/Erode, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Explanation : Water Damage From Leaking Roof									

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 - 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	\$25,300	2056	* *	5	\$800	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
	Exposed Struc: Steel	15%			LIFE	* *	10	\$900	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Abandon Equipment Stored Between Steel Open Web Joist							
	Metal Panel	35%	Now	\$3,500	LIFE	* *	5	\$1,300	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$15,200	2046	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Side Of Building							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$6,400	2049	* *			
		Sinking/Subsiding, Extent : Severe, Area Affected : 30%							
		Location : Front Area							
	Parking/Driveway								
	Asphalt	100%			2039	* *			
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%			2046	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2044	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2046	* *	1		
Lighting									
	Interior Lighting								
	Fluorescent	100%	Now	\$5,800	2046	* *			
		T-12 Lamps And Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Exterior Lighting								
	HID	10%			2036	\$900	10		
	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.

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

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

Alarm

Security System
Generic

100% 2031 \$3,800 1 \$800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Outside Perimeter
Explanation : CCTV Surveillance Cameras

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

100% 2046 * * 1
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout
Explanation : This Is An Unoccupied Building

Conversion Equipment
Radiant Heater

100% 2031 \$52,900 2 \$900

Controls

Electrical

100% 2029 \$11,300

Air Conditioning

Energy Source
Electricity

100% 2044 * * 1

Conversion Equipment
Window/Wall Unit

30% 0-2 \$1,400 2036 \$2,300 1
Abandoned in Place, Extent : Severe, Area Affected : 100%
Location : 3 Units, 1st Floor

No Component

70%

Plumbing

H/C Water Piping
Not Accessible

100%

Water Heater With Tanks
Not Accessible

100%

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

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 - STORAGE BLDG.
Asset # : 14739

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									
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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 / 2022**
Area Sq Ft : **86,172** **Project Type** : **HOMELESS SERVICES**
Date of Survey : **24-Apr-2024** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **3699** **Lot** : **1** **BIN** : **3083637**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,015,600	\$112,300
Interior Architecture	\$3,077,300	\$589,000
Electrical		\$775,700
Mechanical	\$816,500	\$4,179,800
Site Pavements	\$491,300	
Total	\$5,400,700	\$5,656,800
Importance Code A	\$1,015,600	\$509,300
Importance Code B	\$3,731,800	\$5,147,600
Importance Code C	\$653,200	
Total	\$5,400,700	\$5,656,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$29,500			\$1,300
Interior Architecture	\$64,300	\$2,900		\$13,600
Electrical	\$14,000	\$18,700	\$16,500	\$16,800
Mechanical	\$39,400	\$12,800	\$20,800	\$50,000
Site Enclosure	\$16,100			
Site Pavements	\$24,800			\$400
Total	\$188,200	\$34,300	\$37,300	\$82,000
Importance Code A	\$37,000	\$6,000	\$7,500	\$7,500
Importance Code B	\$108,200	\$28,300	\$29,800	\$74,200
Importance Code C	\$43,100			\$400
Total	\$188,200	\$34,300	\$37,300	\$82,000



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
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)
Asset # : 1973

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$462,400	LIFE	* *	5	\$112,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 1%							
		Location : North Side Of Main Entrance							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 2%							
		Location : Bulkheads							
	Masonry: Limestone	5%			LIFE	* *	5	\$5,300	
	Stucco Cement	15%	0-2	\$119,200	2048	* *	5	\$26,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
Windows									
	Aluminum w/ Guards	98%	Now	\$186,100	2051	* *	5	\$14,500	
		Window Guards, Extent : Severe, Area Affected : 20%							
		Location : Damaged Or Missing Throughout							
	Metal Louvers	2%			2044	* *	10	\$3,700	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$10,000	
	Masonry: Brick	75%			LIFE	* *	5	\$9,700	
	Metal Panel	5%			2055	* *	5	\$2,500	
	Metal: Cage/Fence	5%	Now	\$3,100	2040	* *	5	\$2,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : 3rd Floor Plaza Deck							
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Plaza Deck							
	Pre-Cast Concrete	5%			LIFE	* *	5	\$4,100	
Roof									
	Modified Bitumen	80%	Now	\$26,400	2043	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Main Roof (2022)							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : 4th Floor Corridor And Room 4047							
	Single Ply Membrane	20%	Now	\$247,900	2045	* *			
		Vegetation Growth, Extent : Severe, Area Affected : 20%							
		Location : 3rd Floor Plaza Deck							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Recreation Room							

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
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)
Asset # : 1973

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$25,000	
Ceramic Tile	5%			2038	* *	5	\$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Toilet Rooms								
Explanation : Location Noted								
Mosaic Tile	5%	Now	\$53,600	2033	\$535,500	5	\$7,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Kitchen Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Kitchen Area								
Marble Panels	5%			LIFE	* *	5	\$4,300	
Vinyl Tile	75%	0-2	\$236,500	2030	\$2,365,000	3	\$32,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout Corridors, Dormitories And Offices								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Corridors, Dormitories And Offices								
Loose Units, Extent : Moderate, Area Affected : 2%								
Location : Throughout Corridors, Dormitories And Offices								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 1%								
Location : Cafeteria								
Interior Walls								
Ceramic Tile	5%	4+	\$11,600	2038	* *	5	\$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Kitchen Area								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area								
Concrete Masonry Unit	10%			LIFE	* *	5	\$8,500	
Fiberglass Panel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$12,700	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%	0-2	\$14,900	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Plaster	63%	Now	\$162,000	LIFE	* *	5	\$39,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Recreation Room, Stairwells And Various 4th Floor Rooms								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Recreation Room, Stairwells And Various 4th Floor Rooms								

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 WOMEN'S CENTER / (FORMER P.S. 63 - BK)
Asset # : 1973

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	5%			2040	**	5	\$5,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Toilet Rooms							
		Explanation : Location Noted							
	Exposed Struc: Concrete	10%			LIFE	**	5	\$1,800	
	Metal Panel	10%	0-2	\$37,800	LIFE	**	5	\$14,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Kitchen Area							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Kitchen Area							
	Plaster	75%	Now	\$260,400	LIFE	**	5	\$53,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
		Location : Recreation Room And Various 4th Floor Rooms							
		Water Penetration, Extent : Severe, Area Affected : 2%							
		Location : Recreation Room And Various 4th Floor Rooms							
Site Enclosure									
Fence/Gates									
	Chain Link	25%	Now	\$2,400	2055	**			
		Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : Along Glenmore Avenue							
	Iron Picket	15%	Now	\$7,700	2055	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Along Williams Avenue							
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : Along Williams Avenue							
		Other Observation, Extent : Severe, Area Affected : 1%							
		Location : Various Locations Along Williams Avenue							
		Explanation : Broken Gate Hardware							
	Metal: Cage/Fence	60%	2-4	\$6,100	LIFE	**			
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 2%							
		Location : South End Of Rear Parking Lot							
Free Standing Walls									
	Cast in Place Concrete	100%			2055	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	98%	Now	\$23,100	2040	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Along Williams Avenue And Hinsdale Street							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations Along Williams Avenue							
	Pavers/Stone	2%	0-2	\$1,300	2044	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Tree Pits At Hinsdale Street And Liberty Avenue							

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 WOMEN'S CENTER / (FORMER P.S. 63 - BK)
Asset # : 1973

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	50%			2040		**			
Metal	50%			2045		**	1-3	\$1,700	

Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25%

Location : Exterior Stair To Roof Play Area

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

Location : Exterior Stair To 3rd Floor Plaza Deck - Not In Use

Explanation : Location Noted

Parking/Driveway

Asphalt	100%	Now		\$491,300	2044	**			
---------	------	-----	--	-----------	------	----	--	--	--

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

Location : Throughout

Misaligned/Bulging, Extent : Severe, Area Affected : 10%

Location : North Lot

Ponding, Extent : Moderate, Area Affected : 20%

Location : North And South Lots

Sinking/Subsiding, Extent : Severe, Area Affected : 25%

Location : North And South Lots

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

Under 600 Volts

Service Equipment

Fused Disc Sw	10%			2035		\$4,500	5		
---------------	-----	--	--	------	--	---------	---	--	--

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

Location : Electrical Room

Explanation : One 2,000 Ampere Main Disconnect Switch For Fire Pump

Fused Disc Sw	90%			2035		\$40,800	5	\$300	
---------------	-----	--	--	------	--	----------	---	-------	--

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

Location : Electrical Room

Explanation : One 1,200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Not Accessible	100%								
----------------	------	--	--	--	--	--	--	--	--

Other Observation, Extent : N/A, Area Affected : 0%

Location : Basement

Explanation : No Key Available For Switchboard Room

Raceway

Conduit	30%			2045		**	1		
Conduit	70%			2035		\$81,200	1		

Panelboards

Fused Toggle Switch	5%			2034		\$6,000	5	\$100	
Molded Case Bkrs	70%			2034		\$83,800	5	\$1,600	
Molded Case Bkrs	25%			2043		**	5	\$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
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)

Asset # : 1973

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									
Wiring									
	Thermoplastic	30%			2045	* *	1		
	Thermoplastic	70%			2035	\$121,700	1		
Motor Controllers									
	Locally Mounted	100%			2033	\$266,700	5	\$600	
Ground									
Grounding Devices									
	Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Crawl Space									
Explanation : Location Noted									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2040	* *	1	\$26,500	
Generators									
	Diesel	100%			2038	* *	1	\$33,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outdoor Enclosure									
Explanation : No Capacity Rating Available									
Batteries									
	Lead/Acid	100%			2028	\$2,500	5	\$3,200	
Fuel Storage									
	Main Tank	100%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside By Generator									
Explanation : One 275 Gallon Tank									
Lighting									
Interior Lighting									
	LED	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Original Fixtures Retrofitted With LED Lamps									
Egress Lighting									
	Emergency, Service	30%			2040	* *	1		
	Emergency, Battery	20%			2035	\$25,600	10	\$3,700	
	Exit, Battery	50%			2040	* *	10	\$2,600	
Exterior Lighting									
	LED	30%			2040	* *			
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2043	* *	1	\$32,200	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Fire/Smoke Detection									
	Generic, Digital	100%			2035	\$222,300	1-3	\$53,100	

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
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)
Asset # : 1973

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	20%			2045	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Electric Univent In Old Auditorium.							
		Electric Unit Heaters Space Heaters In Kitchen, Cafeteria.							
	Natural Gas	80%			2045	**	1		
Conversion Equipment									
	Radiant Heater	20%			2035	\$397,000	2	\$7,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Electric Univent In Old Auditorium.							
		Electric Unit Heaters Space Heaters In Kitchen, Cafeteria.							
	Steam Boiler	80%			2040	**	1	\$60,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Two Gas Fired Steam Boilers							
Distribution									
	Steam Piping/Pump	100%			2035	\$610,700			
Terminal Devices									
	Convactor/Radiator	85%			2033	\$530,100	1	\$20,900	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fan Coil Unit/Heat	10%			2030	\$189,100	1	\$2,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Rooms 240, 241							
	Unit Heater - Steam	5%			2030	\$21,700	4	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Pantry, 1st Floor Corridor							
		Explanation : Location Noted							
Controls									
	Digital	100%			2033	\$2,474,900			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Heat Timer System							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	20%			2035	\$167,200	2	\$900	
	Window/Wall Unit	80%			2030	\$231,100	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,500	
		Damaged, Extent : Light, Area Affected : 1%							
		Location : Boiler Room							

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 WOMEN'S CENTER / (FORMER P.S. 63 - BK)
Asset # : 1973

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
Ventilation									
	Exhaust Fans								
	Interior	98%			2030	\$331,500	2	\$2,300	
	Wall Unit	2%	Now	\$700	2045	**	2		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Building Exterior - Court Yard								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2055	**	4	\$11,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Two Built-in-boilers Units								
	Sanitary Piping								
	Cast Iron	100%	Now	\$19,200	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Stairs								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2035	\$17,300	4	\$2,700	
	Backflow Preventer								
	No Component	30%							
	Generic	70%			2040	**	1	\$3,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Sprinkler Service								
	Fixtures								
	Generic	100%							
	Tankless Water Heater(POU)								
	Gas Fired	100%			2030	\$64,800	2	\$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Two Units.								
	Hot Water Storage Tank								
	Generic	100%			2030	\$15,400	1	\$2,600	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 300 Gallons								
Fire Suppression									
	Sprinkler								
	Generic	100%			2045	**	1-2	\$21,400	
	Fire Pump								
	Generic	100%			2038	**	1	\$14,200	

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 23-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2567 **Lot** : 13 **BIN** : 2003811

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$804,900	
Interior Architecture	\$1,249,400	\$83,000
Electrical		\$1,253,800
Mechanical	\$68,900	\$1,894,800
Site Pavements	\$249,800	
Total	\$2,373,000	\$3,231,600
Importance Code A	\$804,900	
Importance Code B	\$1,350,300	\$3,231,600
Importance Code C	\$217,800	
Total	\$2,373,000	\$3,231,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$67,100			
Interior Architecture	\$98,400			\$10,000
Electrical	\$21,600	\$5,700	\$5,900	\$7,600
Mechanical	\$34,900	\$9,100	\$37,400	\$7,600
Site Enclosure	\$5,500		\$11,000	
Site Pavements	\$2,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$237,200	\$22,000	\$61,600	\$32,400
Importance Code A	\$70,100	\$3,000	\$3,000	\$3,000
Importance Code B	\$146,700	\$19,000	\$47,500	\$29,400
Importance Code C	\$20,400		\$11,000	
Total	\$237,200	\$22,000	\$61,600	\$32,400



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
JACKSON FAMILY RESIDENCE
Asset # : 52

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								
	Glass Block	2%			LIFE	**	5	\$1,200	
	Masonry: Brick	70%	Now	\$280,700	LIFE	**	5	\$34,100	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout Facades								
	Diagonal Cracks, Extent : Severe, Area Affected : 2%								
	Location : Main Outside Play Area								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Severe, Area Affected : 25%								
	Location : Control Joints Throughout								
	Pre-Cast Concrete	28%			LIFE	**	5	\$88,600	
Windows									
	Aluminum	100%	Now	\$524,200	2061	**	5	\$5,500	
	Air Infiltration, Extent : Severe, Area Affected : 90%								
	Location : Throughout Client Apartments And Offices								
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%								
	Location : Roof Cupola								
	Hardware Missing, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Facade, Roof Cupola								
Parapets									
	Masonry: Brick	70%			LIFE	**	5-10	\$7,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Low Parapet Walls								
	Explanation : Low Parapet Covered With Roof Membrane								
	Metal Panel	30%			2056	**	5	\$1,700	
	Other Observation, Extent : N/A, Area Affected : 90%								
	Location : Main Roofs								
	Explanation : Metal Guard Rails At Perimeter Of Roof. Site Enclosure Component								
Roof									
	Metal Panel	35%	0-2	\$6,700	2049	**			
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Drains Clogged, Extent : Severe, Area Affected : 20%								
	Location : Gutters At Pitched Roof								
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%								
	Location : All Pitched Roof								
	Seams Open/Split, Extent : Moderate, Area Affected : 1%								
	Location : Roof								
	Modified Bitumen	65%	2-4	\$9,300	2041	**			
	Drains Clogged, Extent : Moderate, Area Affected : 10%								
	Location : Roofs								
	Ponding, Extent : Light, Area Affected : 5%								
	Location : Near Roof Drains								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2032	\$78,300	3	\$8,900	
Cast in Place Concrete	5%			LIFE	**	5	\$19,400	
Ceramic Tile	10%	Now	\$49,900	2045	**	5	\$4,400	
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Bathroom Showers								
Sheet Vinyl/Rubber	10%			2041	**	5	\$13,300	
Vinyl Tile	70%	Now	\$1,027,000	2044	**	3	\$23,200	
Adhesion Failure, Extent : Severe, Area Affected : 70%								
Location : Third Floor								
Cracking/Crumbling, Extent : Severe, Area Affected : 70%								
Location : Various Locations Especially Third Floor								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$20,000	
Glass: Single Pane	2%			LIFE	**	5	\$3,000	
Gypsum Board	70%			LIFE	**	5-10	\$119,300	
Masonry: Brick	3%			LIFE	**	10	\$900	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	**	5-10	\$11,100	
Gypsum Board	75%			LIFE	**	5-10	\$228,200	
Plaster	15%			LIFE	**	5-10	\$22,800	
Site Enclosure								
Fence/Gates								
Aluminum Rail	25%			2049	**	5-10	\$18,200	
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Main Roofs								
Explanation : Roof Guard Railing								
Chain Link	15%			2056	**			
Exposed Struc: Steel	35%	Now	\$5,500	LIFE	**			
Deformed/Dented, Extent : Severe, Area Affected : 5%								
Location : Entrance Gate On East 139th Street								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : East 139th Street Parking Entrance								
Explanation : Rolling Gate Does Not Close Causing Security Issues								
Iron Picket	25%			2071	**			
Retaining Walls								
Cast in Place Concrete	100%			2071	**			
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
JACKSON FAMILY RESIDENCE
Asset # : 52

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$109,100	2049		**		
<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>								

On-Site Walkways

Cast in Place Concrete	85%			2049		**		
Cast in Place Concrete	15%	Now	\$2,500	2049		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Walkway Adjacent To Parking Area</i>								

Parking/Driveway

Asphalt	100%	Now	\$140,600	2051		**		
<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>								

Activity Yard

Cast in Place Concrete	58%			2056		**		
Rubber Matting	42%			2044		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Play Areas</i>								
<i>Explanation : Recent Installation</i>								

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

Fused Disc Sw	100%			2036	\$162,600	5	\$300	
---------------	------	--	--	------	-----------	---	-------	--

Raceway

Conduit	100%			2036	\$115,900	1		
---------	------	--	--	------	-----------	---	--	--

Panelboards

Fused Disc Sw	5%			2035	\$4,500	5	\$100	
Molded Case Bkrs	95%			2035	\$85,300	5	\$1,500	

Wiring

Thermoplastic	100%			2036	\$173,900	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
JACKSON FAMILY RESIDENCE
Asset # : 52

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									
	Motor Controllers								
	Locally Mounted	100%			2034	\$207,400	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,800	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2036	\$92,800	10	\$5,600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : T8 Lamps					
	Fluorescent	10%			2036	\$92,800	10	\$5,600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : T5 Lamps					
	LED	80%			2044	* *			
Egress Lighting									
	Emergency, Battery	50%			2031	\$51,200	10	\$7,400	
	Exit, LED	40%			2064	* *	1		
	Exit, Service	10%			2031	\$2,600	1		
Exterior Lighting									
	LED	8%			2036	\$26,200			
	LED	2%	Now	\$6,500	2046	* *			
				Malfunctioning, Extent : Severe, Area Affected : 100%					
				Location : Main Entrance					
	No Component	90%							
Alarm									
	Security System								
	Generic	50%			2036	\$57,300	1	\$11,400	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Inside And Outside					
				Explanation : CCTV Surveillance Camera					
	Generic	50%			2036	\$57,300	1	\$11,400	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Some Offices, Hallways, Basement And Exit Doors					
				Explanation : Intrusion Alarm And Motion Sensor					
Fire/Smoke Detection									
	Generic, Digital	100%			2031	\$157,300	1-3	\$38,700	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Horn, Bell. Smoke Detector, Manual Pullbox, Fire Alarm Panel					

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2049	**	1	\$30,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Gasoline Fired Hot Water Boilers. Equipment Appears To Be Well Maintained								
	Distribution								
	Hot Wtr Piping/Pump	100%			2044	**	4	\$4,500	
	Terminal Devices								
	Air Handler	10%	0-2	\$68,900	2046	**	1	\$3,400	
	Malfunctioning, Extent : Severe, Area Affected : 70%								
	Location : 2 Out Of 3 Units, Lower Roof								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Lower Roof								
	Convactor/Radiator	90%			2034	\$448,900	1	\$17,700	
	Controls								
	Electrical	100%			2031	\$339,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Split Unit	10%			2031	\$144,900			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lower Roof								
	Explanation : Deteriorated Condenser Pipe Insulation								
	Window/Wall Unit	10%	Now	\$1,200	2029	\$23,100	1		
	Malfunctioning, Extent : Moderate, Area Affected : 5%								
	Location : Window/Wall Unit In Conference Room Not Working								
	No Component	80%							
	Terminal Devices								
	Fan Coil - 2 Pipe	10%			2036	\$37,200	1	\$2,000	
	Other Observation, Extent : Light, Area Affected : 60%								
	Location : Various Locations								
	Explanation : 3 Units Are Under Repairing								
	No Component	90%							
	Heat Rejection								
	Evaporative Condenser	10%			2031	\$6,400	2	\$4,300	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,900	

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

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

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
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$2,400	2036	\$118,400	2	\$1,500	
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : 4 Motors, Roof							
		Damaged, Extent : Severe, Area Affected : 10%							
		Location : 5 Units On Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	0-2	\$3,900	2046	* *	1		
		Not Insulated, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room And Basement Hallway							
		On Extended Life, Extent : Moderate, Area Affected : 10%							
		Location : 1 Booster Pump, Basement							
	Brass/Copper	90%			2046	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2029	\$1,900	4	\$1,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First To Second Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2036	\$843,600	1-2	\$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.
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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

Asset Name : JAMAICA ASSESSMENT CENTER
Address : 175-10 88TH AVENUE
Borough : QUEENS **Agency's Number** : CQR1
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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$124,100	\$54,800
Interior Architecture	\$90,900	
Electrical	\$520,400	\$419,400
Mechanical	\$190,100	\$1,068,400
Total	\$925,500	\$1,542,600
Importance Code A	\$124,100	\$54,800
Importance Code B	\$801,400	\$1,487,800
Total	\$925,500	\$1,542,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$2,800			\$7,000
Interior Architecture	\$61,400	\$10,000	\$7,700	\$2,200
Electrical	\$3,300	\$4,300	\$42,400	\$3,200
Mechanical	\$32,100	\$5,300	\$48,600	\$5,300
Site Enclosure	\$20,300			
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Total	\$127,500	\$26,900	\$106,200	\$25,100
Importance Code A	\$17,600	\$3,400	\$12,400	\$10,300
Importance Code B	\$89,500	\$14,900	\$93,800	\$14,800
Importance Code C	\$20,300	\$8,700		
Total	\$127,500	\$26,900	\$106,200	\$25,100



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
JAMAICA ASSESSMENT CENTER
Asset # : 4459

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	98%		LIFE		**	5	\$54,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
	Pre-Cast Concrete	2%		LIFE		**	5	\$3,600	
Windows									
	Aluminum	80%		2050		**	5	\$11,200	
	Aluminum	20%		2050		**	5	\$2,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Window Guards									
Parapets									
	Masonry: Brick	85%		LIFE		**	5	\$4,400	
	Masonry: Limestone	5%		LIFE		**	5	\$300	
	Metal Rail	5%		2047		**	5-10	\$4,700	
	Pre-Cast Concrete	5%		LIFE		**	5	\$1,600	
Roof									
	Modified Bitumen	95%	Now	\$124,100	2039		**		1
Patching Evident, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Rooms 401, 405									
	Skylight, Metal/Glass	5%		2054		**	10	\$3,300	
Interior									
Floors									
	Cast in Place Concrete	2%		LIFE		**	5	\$2,200	
	Ceramic Tile	5%		2043		**	5	\$2,600	
	Quarry Tile	20%		2039		**	5	\$15,400	
	Terrazzo	38%	Now	\$90,900	LIFE		**	5	\$15,200
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout Steps									
	Vinyl Tile	35%	Now	\$49,500	2039		**	3	\$6,700
Loose Units, Extent : Moderate, Area Affected : 10%									
Location : Throughout Units									
Worn/Erode, Extent : Severe, Area Affected : 10%									
Location : Throughout Units									
Interior Walls									
	Ceramic Tile	15%		2043		**	5	\$17,400	
	Concrete Masonry Unit	10%		LIFE		**	5	\$4,600	
	Gypsum Board	15%		LIFE		**	5	\$10,400	
	Plaster	60%		LIFE		**	5	\$20,800	

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
JAMAICA ASSESSMENT CENTER
Asset # : 4459

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	15%	4+	\$11,900	2047	* *	5	\$3,600	
		Loose/Miss Fasteners, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Kitchen And Cafeteria							
	Gypsum Board	10%			LIFE	* *	5	\$6,000	
	Plaster	75%			LIFE	* *	5	\$22,400	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$20,300	2054	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Gate On 175th Street							
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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$15,100	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
Switchgear / Switchboard									
	Fused Disc Sw	100%			2034	\$97,500	5	\$100	
Raceway									
	Conduit	90%			2034	\$37,100	1		
	Conduit	10%			2044	* *	1		
Panelboards									
	Fused Disc Sw	5%			2033	\$3,000	5		
	Molded Case Bkrs	95%			2033	\$56,900	5	\$900	
Wiring									
	Thermoplastic	100%			2034	\$58,300	1		
Motor Controllers									
	Locally Mounted	100%			2032	\$118,500	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
JAMAICA ASSESSMENT CENTER
Asset # : 4459

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	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$520,400	10	\$31,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Egress Lighting								
	Emergency, Battery	40%			2042	* *	10	\$3,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : LED Emergency Lights Observed								
	Emergency, Battery	10%			2029	\$5,700	10	\$800	
	Exit, Battery	50%			2039	* *	10	\$1,200	
	Exterior Lighting								
	LED	30%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$12,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways And Outside Perimeter								
	Explanation : Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	\$88,200	1-3	\$21,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	1%			2044	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Main Entrance Vestibule								
	Explanation : Electric Heating								
	Interruptible Gas/Dual Fuel	99%			2044	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Underground Vault In Parking Lot								
	Explanation : One Tank, No.2 Oil, 5,000 Gallons								

*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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	1%			2029	\$8,900	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Entrance Vestibule							
		Explanation : Electric Air Curtain							
	Steam Boiler	99%	Now	\$14,800	2047	* *	1	\$30,200	
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room - Defective Boiler Built-in Domestic Water Heat Exchanger							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : One Unit With Domestic Water Built-in Heat Exchangers							
Distribution									
	Steam Piping/Pump	100%	Now	\$5,500	2034	\$273,900			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	98%			2032	\$274,100	1	\$10,800	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Unit Heater - Steam	2%			2029	\$3,900	4	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Location Noted							
Controls									
	Electrical	100%			2029	\$190,100			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Heat Timer System							
Air Conditioning									
	Energy Source								
	Electricity	20%			2042	* *	1		
	No Component	80%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Apartments							
		Explanation : Location Noted							
Conversion Equipment									
	Split Unit	10%			2034	\$81,200			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor - Dining / Recreation Room							
	Window/Wall Unit	10%			2029	\$13,000	1		
		Abandoned in Place, Extent : Light, Area Affected : 50%							
		Location : Lower Roof - Rooftop Unit Abandoned In Place Used To Serve Offices Now Cooled By Window Units							
	No Component	80%							

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
JAMAICA ASSESSMENT CENTER
Asset # : 4459

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
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,800	
No Component	80%							
Exhaust Fans								
Roof	5%			2034	\$3,300	2	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Lower Roof							
	Explanation : Location Noted							
Wall Unit	5%			2034	\$700	2	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor Kitchen, Roof Elevator Machine Room							
	Explanation : Location Noted							
No Component	70%							
Not Accessible	20%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Various Apartments - Inner Bathrooms - No Access							
	Explanation : Toilet Ceiling Fans							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$439,300	1		
	On Extended Life, Extent : Light, Area Affected : 85%							
	Location : Throughout							
Water Heater With Tanks								
Gas Fired	100%			2029	\$17,100	2		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 1 Unit, 100 Gallons Approximately							
Sanitary Piping								
Cast Iron	100%	Now	\$8,600	LIFE	* *	1		
	Loose, Extent : Moderate, Area Affected : 2%							
	Location : Basement - Electric / Utility Room - House Trap Missing Caps							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	\$1,100	4	\$1,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement - Sump Pump Room							
	Explanation : 1 Duplex Set							
Backflow Preventer								
Generic	100%			2034	\$15,300	1	\$2,100	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2039	* *	1	\$5,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 2 Units, 120 Gallons Each							

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	95%							
	Generic	5%			2034	\$23,600	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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

Asset Name : JAMAICA ASSESSMENT CENTER ANNEX
Address : 175-10 88TH AVENUE
Borough : QUEENS **Agency's Number** : CQR1
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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$116,500	
Electrical		\$261,600
Mechanical	\$183,900	\$499,000
Site Enclosure	\$65,600	
Site Pavements	\$114,200	
Total	\$480,100	\$760,600
Importance Code A	\$116,500	
Importance Code B	\$183,900	\$760,600
Importance Code C	\$179,800	
Total	\$480,100	\$760,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$99,900			\$2,900
Interior Architecture	\$127,100	\$5,400		\$900
Electrical	\$2,000	\$1,800	\$4,300	\$1,900
Mechanical	\$5,800	\$2,400	\$41,800	\$2,400
Total	\$234,800	\$9,600	\$46,100	\$8,100
Importance Code A	\$101,600	\$1,700	\$1,700	\$4,600
Importance Code B	\$85,200	\$2,500	\$44,400	\$3,500
Importance Code C	\$48,000	\$5,400		
Total	\$234,800	\$9,600	\$46,100	\$8,100



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
JAMAICA ASSESSMENT CENTER ANNEX
Asset # : 4465

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	73%	2-4	\$116,500	LIFE	* *	5	\$28,300	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Roof/Stair Bulkhead								
Pre-Cast Concrete	2%			LIFE	* *	5	\$2,500	
Stucco Cement	25%			2047	* *	5	\$24,200	
Windows								
Aluminum	80%			2050	* *	5	\$4,600	
Aluminum	20%			2050	* *	5	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Window Guards								
Parapets								
Masonry: Brick	70%			LIFE	* *	5	\$2,000	
Pre-Cast Concrete	5%	2-4	\$11,500	LIFE	* *	5	\$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood Cornice	25%	2-4	\$29,300	2054	* *	5	\$4,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Asphalt Shingle	70%			2043	* *	10	\$1,700	
Modified Bitumen	30%	Now	\$47,000	2044	* *			
Blisters, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 80%								
Location : 4th Floor Corridor; Stair D Bulkhead								
Worn/Erode, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Interior								
Floors								
Quarry Tile	35%			2047	* *	5	\$13,500	
Terrazzo	35%	4+	\$42,100	LIFE	* *	5	\$7,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair Treads								
Vinyl Tile	28%			2039	* *	3	\$3,600	
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		
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%			2043	**	5	\$10,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
	Gypsum Board	20%			LIFE	**	5	\$8,600	
	Plaster	55%	Now	\$48,000	LIFE	**	5	\$11,800	
Patching Evident, Extent : Light, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Stair D									
Ceilings									
	Gypsum Board	20%			LIFE	**	5	\$5,900	
	Plaster	80%	4+	\$28,800	LIFE	**	5	\$11,800	
Patching Evident, Extent : Light, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 2%									
Location : Stair D									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$65,600	2054	**			
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Throughout									
Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : Parking Lot									
Retaining Walls									
	Cast in Place Concrete	100%			2069	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			
Parking/Driveway									
	Asphalt	100%	Now	\$114,200	2043	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%									
Location : Parking Lot									
Potholes, Extent : Moderate, Area Affected : 2%									
Location : Throughout									
Sinking/Subsiding, Extent : Light, Area Affected : 10%									
Location : Parking Lot- Towards Dumpsters									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$7,500	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes With 350 Ampere Fuses									
	Raceway								
	Conduit	100%			2034	\$16,200	1		
	Panelboards								
	Fused Disc Sw	5%			2033	\$2,000	5		
	Molded Case Bkrs	95%			2033	\$37,900	5	\$400	
	Wiring								
	Thermoplastic	100%			2034	\$19,900	1		
	Motor Controllers								
	Locally Mounted	100%			2047	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	\$261,600	10	\$15,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Egress Lighting								
	Emergency, Battery	50%			2039	* *	10	\$2,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Emergency Lights Are LEDs									
	Exit, Battery	50%			2039	* *	10	\$600	
	Exterior Lighting								
	HID	30%			2034	\$24,100	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$6,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways And Outside Perimeter									
Explanation : Surveillance Cameras									
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$10,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors Tied To Main Building Fire Alarm Control Panel									

*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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2044	* *	5	\$5,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground Vault In Parking Lot							
		Explanation : One Tank, No.2 Oil, 2,000 Gallons							
Conversion Equipment									
	Steam Boiler	100%			2039	* *	1	\$17,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : One Unit With Domestic Water Built-in Heat Exchangers							
Distribution									
	Steam Piping/Pump	100%	Now	\$2,800	2034	\$137,700			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room - Missing Insulation							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	100%			2032	\$140,600	1	\$5,600	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Controls									
	Electrical	100%			2029	\$95,600			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Heat Timer System							
Air Conditioning									
	Energy Source								
	Electricity	35%			2042	* *	1		
	No Component	65%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Apartments							
		Explanation : Location Noted							
Conversion Equipment									
	Split Unit	5%			2029	\$20,400			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Penthouse - Ducted System							
	Split Unit	5%			2034	\$20,400			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Offices							
	Window/Wall Unit	25%			2029	\$16,300	1		
	No Component	65%							
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
JAMAICA ASSESSMENT CENTER ANNEX
Asset # : 4465

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
Ventilation									
Distribution									
	Ductwork/Diffusers	5%		LIFE		**	2-5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Split System Ductwork / Diffusers							
	No Component	95%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Throughout							
		Explanation : Building Naturally Ventilated							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%		2034		\$220,800	1		
		On Extended Life, Extent : Light, Area Affected : 85%							
		Location : Throughout							
Water Heater With Tanks									
	Oil Fired	100%		2027		\$88,300	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit, 86 Gallons							
Sanitary Piping									
	Cast Iron	100%		LIFE		**	1		
Storm Drain Piping									
	Cast Iron	100%		LIFE		**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Around The Perimeter Of The Building							
		Explanation : Scuppers And Leaders Observed Routed To Basement Storm Piping							
Sump Pump(s)									
	Submersible	100%		2027		\$500	4	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Location Noted							
Backflow Preventer									
	Generic	100%		2034		\$7,700	1	\$1,100	
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	No Component	95%							
	Generic	5%		2034		\$11,900	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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$906,800	\$545,100
Interior Architecture	\$2,120,600	\$8,045,700
Electrical	\$727,700	\$427,100
Mechanical	\$766,600	\$305,400
Total	\$4,521,800	\$9,323,400
Importance Code A	\$906,800	\$545,100
Importance Code B	\$3,189,000	\$6,141,800
Importance Code C	\$425,900	\$2,636,400
Total	\$4,521,800	\$9,323,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$46,800	\$4,300		
Interior Architecture	\$67,000			\$3,700
Electrical	\$8,000	\$54,500	\$8,000	\$8,000
Mechanical	\$11,300	\$7,500	\$11,200	\$7,500
Site Enclosure	\$4,300			
Site Pavements	\$22,000	\$200	\$200	\$4,200
Total	\$159,300	\$66,500	\$19,400	\$23,300
Importance Code A	\$51,000	\$8,800	\$4,200	\$4,200
Importance Code B	\$73,400	\$57,600	\$15,000	\$14,900
Importance Code C	\$34,800	\$200	\$200	\$4,200
Total	\$159,300	\$66,500	\$19,400	\$23,300



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
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)
Asset # : 3010

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$58,100	
	Masonry: Brick	45%	2-4	\$275,600	LIFE	* *	5	\$66,900	
	Efflorescence, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Vertical Cracks, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Metal, Corrugated	10%			2053	* *	1		
	Stucco Cement	40%			2038	* *	5	\$148,800	
Windows									
	Aluminum	90%	Now	\$408,600	2041	* *	5	\$14,300	
	Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%								
	Location : Throughout								
	Metal Clad	10%			2041	* *	5	\$19,800	
Parapets									
	Masonry: Brick	65%	0-2	\$79,100	LIFE	* *	5	\$6,200	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Explanation : Cracked And Broken Camelback Terra Cotta Coping Stones								
	Stucco Cement	35%			2038	* *	5	\$8,700	
Roof									
	Modified Bitumen	95%	Now	\$69,100	2033	\$345,700			
	Blisters, Extent : Severe, Area Affected : 5%								
	Location : 179 East 100th Roof								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : 179 East 100th Street								
	Worn/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Roof Over Community Room								
	Skylight, Metal/Glass	5%	0-2	\$46,800	2043	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 179 East 100th Street								

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		
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	\$24,900	LIFE	* *	5	\$12,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Cast in Place Concrete	5%	Now	\$24,900	LIFE	* *	5	\$12,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	20%	Now	\$396,000	2036	\$1,320,000	5	\$11,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Vinyl Tile	25%	Now	\$161,700	2033	\$808,400	3	\$11,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Wood	45%	Now	\$942,500	2036	\$3,141,800	5	\$49,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	25%	0-2	\$256,400	2036	\$2,563,700	5	\$23,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	65%	Now	\$169,500	LIFE	* *	5	\$72,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Fieldstone	5%	4+	\$17,200	LIFE	* *			
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
		Explanation : Eroded Mortar In Brick And Stone Foundation							
	Plaster	5%			LIFE	* *	5	\$2,800	
Ceilings									
	Gypsum Board	95%	Now	\$194,500	LIFE	* *	5	\$139,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Plaster	5%			LIFE	* *	5	\$3,700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2053	* *			
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$4,300	2053	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Exterior Basement Level							

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		
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% 0-2 \$4,300 2038 * *

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

Location : Throughout

On-Site Walkways

Cast in Place Concrete 80% 2038 * *

Metal 20% 2-4 \$17,700 2043 * * 1-3 \$13,600

Surface Wearing/Scaling, Extent : Moderate, Area Affected : 20%

Location : Exterior Basement Stairs Throughout

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

Under 600 Volts

Service Equipment

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

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

Raceway

Conduit 100% 2043 * * 1

Panelboards

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

Wiring

Thermoplastic 100% 2043 * * 1

Motor Controllers

Locally Mounted 100% 2031 \$266,700 5 \$600

Ground

Grounding Devices

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

Lighting

Interior Lighting

Fluorescent 39% 2028 \$507,200 10 \$30,600

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

Location : Throughout The Building

Fluorescent 1% 2038 * * 10 \$800

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

Location : Boiler Room

LED 60% 2038 * *

Egress Lighting

Emergency, Battery 50% 2038 * * 10 \$10,300

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

*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
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)
Asset # : 3010

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

Exterior Lighting

HID	10%		2033	\$39,900	10				
No Component	90%								

Alarm

Security System

Generic	100%		2033	\$160,500	1		\$31,900		
---------	------	--	------	-----------	---	--	----------	--	--

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital	100%		2028	\$220,500	1-3		\$52,700		
------------------	------	--	------	-----------	-----	--	----------	--	--

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

Heating

Energy Source

Natural Gas	100%		2043		* *	1			
-------------	------	--	------	--	-----	---	--	--	--

Conversion Equipment

Hot Water Boiler	50%		2046		* *	1		\$21,100	
------------------	-----	--	------	--	-----	---	--	----------	--

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Building 189**Explanation : 2 Units*

Hot Water Boiler	50%		2046		* *	1		\$21,100	
------------------	-----	--	------	--	-----	---	--	----------	--

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Building 183**Explanation : 3 Units*

Distribution

Hot Wtr Piping/Pump	100%		2041		* *	4		\$4,200	
---------------------	------	--	------	--	-----	---	--	---------	--

Terminal Devices

Convactor/Radiator	100%		2038		* *	1		\$27,600	
--------------------	------	--	------	--	-----	---	--	----------	--

Controls

Electrical	100%		2028	\$475,200					
------------	------	--	------	-----------	--	--	--	--	--

Air Conditioning

Energy Source

Electricity	100%		2041		* *	1			
-------------	------	--	------	--	-----	---	--	--	--

Conversion Equipment

Split Unit	10%		2033	\$203,000					
------------	-----	--	------	-----------	--	--	--	--	--

Window/Wall Unit	90%		2028	\$291,400	1				
------------------	-----	--	------	-----------	---	--	--	--	--

Ventilation

Distribution

Ductwork/Diffusers	20%		LIFE		* *	2-5		\$9,500	
--------------------	-----	--	------	--	-----	-----	--	---------	--

No Component	80%								
--------------	-----	--	--	--	--	--	--	--	--

Exhaust Fans

Roof	20%		2038		* *	2		\$500	
------	-----	--	------	--	-----	---	--	-------	--

No Component	80%								
--------------	-----	--	--	--	--	--	--	--	--

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2043	* *	1		
	Galvanized Steel	80%			2038	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$102,500	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Of 183 And 189								
	Explanation : Two 120 Gallon Units In 183 And Two 120 Gallon Units In 189. Quantity 6								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$2,600	4	\$2,700	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2043	* *	1-2	\$6,000	

*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.*

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$51,100	
Electrical		\$80,600
Mechanical	\$57,200	
Total	\$108,400	\$80,600
Importance Code A	\$51,100	
Importance Code B	\$57,200	\$80,600
Total	\$108,400	\$80,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$186,400		\$32,700	
Interior Architecture	\$106,500			\$700
Electrical	\$700	\$500	\$38,900	\$400
Mechanical	\$65,000	\$700	\$36,700	\$700
Site Pavements				
Total	\$358,600	\$1,100	\$108,300	\$1,800
Importance Code A	\$186,800	\$400	\$33,200	\$400
Importance Code B	\$153,100	\$700	\$75,100	\$1,300
Importance Code C	\$18,600			
Total	\$358,600	\$1,100	\$108,300	\$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	55%	Now	\$40,800	LIFE	* *	5	\$5,000	
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%							
		Location : North Facade And Throughout							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Limestone	15%	Now	\$31,900	LIFE	* *	5	\$1,000	
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 2%							
		Location : East Facade							
	Metal Panel	5%			2029	\$29,900	5-10	\$3,100	
	Stucco Cement	25%	Now	\$38,300	2042	* *	5	\$2,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
Windows									
	Aluminum	95%	Now	\$11,800	2045	* *	5	\$600	
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : East Facade, Second Floor Bathroom							
	Wood	5%	Now	\$1,600	2054	* *	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Basement							

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	5%	Now	\$2,600	LIFE	* *	5	\$400	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
	Masonry: Brick	45%	Now	\$10,800	LIFE	* *	5	\$400	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Masonry: Limestone	15%	Now	\$5,300	LIFE	* *	5	\$200	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Metal: Cage/Fence	35%	0-2	\$4,000	2049	* *	5	\$1,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Roof									
	Built-Up (BUR)	85%	0-2	\$36,100	2039	* *			
		Alligatoring, Extent : Moderate, Area Affected : 85%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal, Corrugated	10%			2027	\$3,200	1		
	Skylight, Metal/Glass	5%			2029	\$51,100	10	\$600	

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
JOSE GONZALEZ HOUSE
Asset # : 13580

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$1,100	LIFE	* *	5	\$1,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	0-2	\$400	2038	* *	5	\$200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Sheet Vinyl/Rubber	5%	Now	\$10,900	2039	* *	5	\$300	
	Adhesion Failure, Extent : Moderate, Area Affected : 20%							
	Location : Roof Stairs							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 60%							
	Location : Roof Stairs							
Vinyl Tile	80%	Now	\$44,200	2039	* *	3	\$2,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	10%	0-2	\$2,400	2032	\$48,600	5	\$400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Gypsum Board	25%			LIFE	* *	5	\$1,300	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 2%							
	Location : Stairwell							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Stairwell							
Wood	65%	4+	\$16,200	LIFE	* *	5	\$23,000	
	Deteriorated Finish, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	80%	Now	\$26,600	2042	* *	5	\$2,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Gypsum Board	20%	Now	\$4,700	LIFE	* *	5	\$1,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Stairwell							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Stairwell							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	* *			
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
JOSE GONZALEZ HOUSE
Asset # : 13580

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2042	**
------------------------	------	--	------	----

On-Site Walkways

Cast in Place Concrete	100%		2034	\$6,500
------------------------	------	--	------	---------

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2039	**	5	\$100
------------------	------	--	------	----	---	-------

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One 200 Ampere Main Disconnect Switch*

Raceway

Conduit	98%		2039	**	1
---------	-----	--	------	----	---

Conduit	2%	2-4	2049	**	1
---------	----	-----	------	----	---

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Roof*

Panelboards

Fused Disc Sw	5%		2037	**	5
---------------	----	--	------	----	---

Molded Case Bkrs	95%		2037	**	5	\$100
------------------	-----	--	------	----	---	-------

Wiring

Thermoplastic	100%		2039	**	1
---------------	------	--	------	----	---

Motor Controllers

Locally Mounted	98%		2034	\$11,300	5
-----------------	-----	--	------	----------	---

Locally Mounted	2%	2-4	\$100	2049	**	5
-----------------	----	-----	-------	------	----	---

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Roof*

Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$100
---------	------	--	------	----	---	-------

Stand-by Power

Transfer Switches

Automatic	100%		2034	\$10,900	1	\$1,400
-----------	------	--	------	----------	---	---------

Generators

Natural Gas	100%		2032	\$80,600	1	\$1,700
-------------	------	--	------	----------	---	---------

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One 5 Kilovolt-ampere*

Lighting

Interior Lighting

Fluorescent	100%		2029	\$31,600	10	\$4,100
-------------	------	--	------	----------	----	---------

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

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

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

Lighting

Egress Lighting									
Emergency, Service	40%			2029		\$1,100	1		
Emergency, Battery	10%			2029		\$700	10	\$100	
Exit, Service	50%			2029		\$800	1		
Exterior Lighting									
HID	100%			2039		* *	10		

Alarm

Fire/Smoke Detection									
No Component	50%								
Generic, Analog	50%			2034		\$5,700	1-3	\$1,400	

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

Heating

Energy Source									
Natural Gas	100%			2039		* *	1		
Conversion Equipment									
Steam Boiler	100%			2034		\$38,800	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		\$35,700			
Terminal Devices									
Convactor/Radiator	100%			2027		\$36,400	1	\$1,400	

Air Conditioning

Energy Source									
Electricity	100%			2037		* *	1		
Conversion Equipment									
Exterior Pkg Unit - Cooling	20%			2027		\$9,800	2	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Rooftop</i>									
<i>Explanation : 2 Units Serve Hallways.</i>									
Window/Wall Unit	5%			2027		\$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

*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

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
Ventilation									
	Exhaust Fans								
	Wall Unit	5%			2027	\$100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor - Bathroom And Basement - Kitchen							
		Explanation : 2 Units							
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2029	\$57,200	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$17,100	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	
		No Backflow Preventer; Extent : Light, Area Affected : 100%							
		Location : Basement							

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

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030		FY 2031 - 2036	
Interior Architecture	\$1,198,900		\$128,700	
Electrical	\$480,600		\$321,600	
Mechanical	\$247,600		\$519,800	
Total	\$1,927,100		\$970,000	
Importance Code A	\$247,600			
Importance Code B	\$1,552,600		\$970,000	
Importance Code C	\$126,900			
Total	\$1,927,100		\$970,000	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$55,600	\$2,100	
Interior Architecture	\$7,500	\$10,300		\$4,900
Electrical	\$17,400	\$92,900	\$3,800	\$3,800
Mechanical	\$55,700	\$7,400	\$6,300	\$3,000
Total	\$80,600	\$166,200	\$12,200	\$11,600
Importance Code A		\$56,800	\$3,200	\$1,200
Importance Code B	\$75,700	\$109,400	\$8,900	\$10,400
Importance Code C	\$4,900			
Total	\$80,600	\$166,200	\$12,200	\$11,600



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
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast 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		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : West Facade									
Explanation : Metal Cornice									
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		
Patching Evident, Extent : Light, Area Affected : 2%									
Location : Lower Roof									
Skylight, Metal/Glass	2%			2053	**	10	\$1,000		
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$10,000		
Ceramic Tile	5%	0-2	\$2,600	2036	\$128,700	5	\$1,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Toilet Room And Shower Areas									
Vinyl Tile	85%	Now	\$1,072,000	2043	**	3	\$14,600		
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Uneven Substrate, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Worn/Erode, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Interior Walls									
Ceramic Tile	5%	Now	\$4,900	2042	**	5	\$2,200		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Showers And Toilet Rooms									
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	\$126,900	LIFE	**				
Spalling, Extent : Severe, Area Affected : 5%									
Location : Basement Vault Area									
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

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	**				
------------------------	------	--	------	----	--	--	--	--

On-Site Walkways

Cast in Place Concrete	100%		2046	**				
------------------------	------	--	------	----	--	--	--	--

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

Under 600 Volts

Service Equipment

Fused Disc Sw	90%		2033	\$13,600	5	\$100		
---------------	-----	--	------	----------	---	-------	--	--

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

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Fused Disc Sw	5%		2033	\$800	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>								

Fused Disc Sw	5%		2033	\$800	5			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								

Switchgear / Switchboard

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

Raceway

Conduit	100%		2033	\$41,200	1			
---------	------	--	------	----------	---	--	--	--

Panelboards

Fused Disc Sw	5%		2032	\$2,000	5			
Molded Case Bkrs	95%		2032	\$37,900	5	\$600		

Wiring

Thermoplastic	100%		2033	\$58,300	1			
---------------	------	--	------	----------	---	--	--	--

Motor Controllers

Locally Mounted	100%		2031	\$88,900	5	\$200		
-----------------	------	--	------	----------	---	-------	--	--

Ground

Grounding Devices

Generic	100%	0-2	\$10,400	LIFE	**	5	\$300	
---------	------	-----	----------	------	----	---	-------	--

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.
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

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									
	Transfer Switches								
	Automatic	100%			2031	\$6,600	1	\$7,200	
	Generators								
	Diesel	100%			2029	\$66,000	1	\$9,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : One 100 Kilowatts								
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$900	
	Fuel Storage								
	Main Tank	100%			2036	\$76,900	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One 275 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	100%			2028	\$354,500	10	\$21,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Service	60%			2028	\$8,600	1		
	Exit, Service	40%			2028	\$4,000	1		
	Exterior Lighting								
	HID	10%			2028	\$10,900	10		
	LED	10%			2041	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2028	\$43,700	1	\$8,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Lobby								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2028	\$60,100	1-3	\$14,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Manual Pull Station, Strobe Lights, Alarm Bells, Horns And Smoke Detectors								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	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
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$247,600	2053	* *	1	\$10,400	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Temporary Boiler Presently Being Used.							
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	90%			2031	\$171,500	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	\$73,700	2	\$300	
	Reciprocating Compr/Chiller	10%			2033	\$34,400	1	\$1,100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1st Floor Roof							
		Explanation : One Split Air Conditioning Unit							
	Split Unit	20%			2033	\$110,700			
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : Roof							
		Explanation : 2 Units Feeding 1st Floor							
	Window/Wall Unit	5%			2028	\$4,400	1		
	No Component	45%							
	Terminal Devices								
	Fan Coil - 2 Pipe	10%			2033	\$39,100	1	\$800	
	No Component	90%							
	Heat Rejection								
	Dry Cooler	10%			2033	\$5,900	2	\$1,600	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : First Floor Roof							
		Explanation : 1 Exterior Unit							
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,000	
	Exhaust Fans								
	Interior	90%			2033	\$93,000	2	\$600	
	Roof	10%			2033	\$4,500	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
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2043	* *	1		
	Galvanized Steel	70%	0-2	\$10,400	2038	* *	1		
	Corroded, Extent : Moderate, Area Affected : 5%								
	Location : Basement. Corroded Water Main								
Water Heater With Tanks									
	Electric	100%	0-2	\$42,600	2031	\$70,900	4		
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : 2 Of 3 Units Not Working In The Basement								
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	

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,219,500	\$1,504,800
Interior Architecture	\$5,531,300	\$6,050,800
Electrical	\$4,417,200	
Mechanical	\$7,969,400	
Total	\$20,137,400	\$7,555,700
Importance Code A	\$2,219,500	\$1,504,800
Importance Code B	\$15,510,000	\$5,919,500
Importance Code C	\$2,407,900	\$131,300
Total	\$20,137,400	\$7,555,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$55,500		\$29,900	
Interior Architecture	\$158,400			\$13,900
Electrical	\$158,000	\$11,000	\$11,300	\$11,000
Mechanical	\$102,700	\$23,200	\$24,800	\$21,700
Total	\$474,600	\$34,200	\$66,000	\$46,600
Importance Code A	\$117,800	\$13,900	\$43,800	\$13,900
Importance Code B	\$332,700	\$20,300	\$22,200	\$32,700
Importance Code C	\$24,200			
Total	\$474,600	\$34,200	\$66,000	\$46,600



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$168,200	
Masonry: Brick	70%	Now	\$248,200	LIFE	**	5	\$150,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	2%			LIFE	**	5	\$3,200	
Masonry: Limestone	13%	Now	\$440,900	LIFE	**	5	\$21,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Metal Panel	5%			2047	**	5-10	\$74,000	
Windows								
Aluminum	55%	Now	\$1,347,800	2052	**	5	\$14,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Aluminum	40%			2049	**	5	\$20,600	
Metal Clad	5%	Now	\$128,700	2052	**	5	\$8,000	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
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	\$29,300	2032	\$586,400			
Drains Clogged, Extent : Moderate, Area Affected : 25%								
Location : North And South Sections								
Ponding, Extent : Severe, Area Affected : 10%								
Location : North And South Sections								
Copper/Terne	5%			2042	**	10	\$15,700	
Modified Bitumen	40%			2032	\$549,200	10	\$50,200	
Slate	15%	0-2	\$26,200	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$35,600	LIFE	* *	5	\$45,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Boiler Room								
Ceramic Tile	10%	0-2	\$59,000	2030	\$1,180,400	5	\$10,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Mosaic Tile	2%	Now	\$78,600	2040	* *	5	\$5,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : At Main Entrance								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Main Entrance								
Terrazzo	5%	0-2	\$19,600	LIFE	* *	5	\$8,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	23%			2027	\$1,330,300	3	\$24,100	
Vinyl Tile 9" X 9"	30%	Now	\$100,500	2032	\$5,023,100	3	\$23,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	15%			2042	* *	5	\$58,900	
Wood	5%	Now	\$374,600	2067	* *	5	\$9,800	
Deflection Evident, Extent : Moderate, Area Affected : 50%								
Location : Old Auditorium								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Old Auditorium								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Old Auditorium								
Interior Walls								
Ceramic Tile	10%	Now	\$218,900	2030	\$2,189,000	5	\$19,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Gypsum Board	55%			LIFE	* *	5	\$131,300	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$23,900	
Plaster	5%	Now	\$24,200	LIFE	* *	5	\$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Old Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Old Auditorium								

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

Interior

Ceilings

AcousTile,Adhered	10%			2032	\$617,100	5		\$19,200	
AcousTileSusp.Lay-In	5%			2032	\$159,400	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		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		
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%			2027	\$48,100	5		\$600	
---------------	------	--	--	------	----------	---	--	-------	--

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

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$195,100	5		\$600	
---------------	------	--	--	------	-----------	---	--	-------	--

Raceway

Conduit	100%			2027	\$177,900	1			
---------	------	--	--	------	-----------	---	--	--	--

Panelboards

Fused Disc Sw	10%			2027	\$16,000	5		\$300	
Molded Case Bkrs	90%			2027	\$143,700	5		\$3,300	

Wiring

Thermoplastic	100%			2027	\$271,100	1			
---------------	------	--	--	------	-----------	---	--	--	--

Motor Controllers

Locally Mounted	100%			2027	\$414,800	5		\$900	
-----------------	------	--	--	------	-----------	---	--	-------	--

Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$2,100	
---------	------	--	--	------	-----	---	--	---------	--

Stand-by Power

Transfer Switches

Automatic	100%			2027	\$27,500	1		\$43,100	
-----------	------	--	--	------	----------	---	--	----------	--

Generators

Diesel	100%			2027	\$108,600	1		\$54,200	
--------	------	--	--	------	-----------	---	--	----------	--

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

Location : Generator Room

Explanation : One 120 Kilowatts

Batteries

Lead/Acid	100%			2027	\$2,500	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
LIFE FAMILY CENTER
Asset # : 1954

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								
	Main Tank	100%			2030	\$76,900	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : No Nameplate Rating Capacity									
Lighting									
	Interior Lighting								
	Fluorescent	100%			2027	\$2,130,000	10	\$128,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Egress Lighting								
	Emergency, Battery	50%			2027	\$117,500	10	\$16,900	
	Exit, Service	50%			2027	\$30,200	1		
	Exterior Lighting								
	HID	100%			2027	\$653,200	10	\$400	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2032	\$26,300	1	\$5,200	
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2032	\$36,100	1-3	\$8,600	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2044	* *	1	\$138,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 3 Boilers									
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2027	\$3,936,700	4	\$10,400	
	Terminal Devices								
	Convector/Radiator	95%			2027	\$1,087,500	1	\$43,000	
	Unit Heater - Steam	5%			2027	\$39,800	4	\$1,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	\$38,500	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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	10%			2027	\$53,000	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%			LIFE	* *	2-5	\$3,900	
	No Component	95%							
	Exhaust Fans								
	Roof	5%			2032	\$13,600	2	\$200	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2037	* *	1		
	Galvanized Steel	50%	0-2	\$17,900	2027	\$893,600	1		
	Corroded, Extent : Moderate, Area Affected : 15%								
	Location : Basement								
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$17,100	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$28,000	4	\$4,400	
	Backflow Preventer								
	Generic	100%			2027	\$62,500	1	\$8,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2027	\$1,936,000	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.
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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 24-Apr-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3844 **Lot** : 1 **BIN** : 3085646

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$86,800	\$216,600
Interior Architecture	\$274,200	
Electrical		\$605,700
Mechanical	\$115,600	\$395,100
Total	\$476,600	\$1,217,300
Importance Code A	\$202,500	\$216,600
Importance Code B	\$274,200	\$1,000,800
Total	\$476,600	\$1,217,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$9,800			
Interior Architecture	\$156,300	\$2,800		\$4,100
Electrical	\$2,100	\$2,200	\$2,600	\$5,800
Mechanical	\$25,400	\$3,300	\$3,500	\$75,600
Site Enclosure	\$33,300			
Site Pavements	\$64,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$298,100	\$15,400	\$13,300	\$92,800
Importance Code A	\$11,500	\$2,200	\$1,800	\$2,200
Importance Code B	\$165,600	\$13,200	\$11,600	\$90,600
Importance Code C	\$121,000			
Total	\$298,100	\$15,400	\$13,300	\$92,800



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
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

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	15%			LIFE	* *	5	\$8,800	
	Graffiti, Extent : Light, Area Affected : 50%							
	Location : Along Riverdale Avenue And Bradford Street							
Masonry: Brick	70%			LIFE	* *	5	\$40,900	
	Efflorescence, Extent : Moderate, Area Affected : 5%							
	Location : North Facade							
Masonry: Limestone	5%			LIFE	* *	5	\$2,200	
	Other Observation, Extent : N/A, Area Affected : 5%							
	Location : New Lots Avenue							
	Explanation : Pediment At Original Main Entrance							
Metal, Corrugated	10%	4+	\$2,300	2045	* *	1		
	Deformed/Dented, Extent : Light, Area Affected : 2%							
	Location : Along Miller Avenue							
Windows								
Aluminum w/ Guards	100%	0-2	\$86,800	2043	* *	5	\$6,800	
	Unit Inoperable, Extent : Moderate, Area Affected : 5%							
	Location : Various Bedrooms							
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$5,900	
	Efflorescence, Extent : Moderate, Area Affected : 2%							
	Location : Various Locations							
Masonry: Limestone	5%	0-2	\$800	LIFE	* *	5	\$400	
	Caulking Deteriorated, Extent : Light, Area Affected : 5%							
	Location : Coping Joints Throughout							
Metal Rail	5%			2052	* *	5-10	\$5,900	
Roof								
Modified Bitumen	98%	2-4	\$4,300	2035	\$216,600			
	Blisters, Extent : Light, Area Affected : 2%							
	Location : Various Locations							
Skylight, Plastic	2%			2040	* *	1		

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
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$9,600	
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Service Stairs And Basement Areas							
	Mosaic Tile	5%			2048	**	5	\$5,500	
	Quarry Tile	5%	0-2	\$32,500	2040	**	5	\$1,700	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Kitchen And Laundry Room							
		Worn/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Kitchen And Laundry Room							
	Terrazzo	5%			LIFE	**	5	\$1,700	
	Vinyl Tile	75%	Now	\$274,200	2040	**	3	\$12,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Various Locations Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Worn/Erode, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%	0-2	\$11,400	2044	**	5	\$1,000	
		Worn/Erode, Extent : Light, Area Affected : 10%							
		Location : Kitchen Area							
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Masonry: Brick	10%	4+	\$15,800	LIFE	**			
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
	Marble Panels	5%	0-2	\$18,400	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Plaster	75%	0-2	\$38,000	LIFE	**	5	\$9,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Roof Access Stair, Basement Storage Room And Corridor							

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%	0-2	\$4,400	2048	**	5	\$6,600	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%							
	Location : 1st Floor Corridor							
	Worn/Erode, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Embossed Metal	5%			LIFE	**	5	\$1,000	
Gypsum Board	15%	2-4	\$2,300	LIFE	**	5	\$8,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Cafeteria							
Plaster	50%	0-2	\$33,500	LIFE	**	5	\$13,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Cafeteria And Basement Utility Rooms							
Site Enclosure								
Fence/Gates								
Iron Picket	90%	2-4	\$26,200	2070	**			
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Impact Damage, Extent : Moderate, Area Affected : 2%							
	Location : Near Miller Avenue							
Masonry: Brick	10%	Now	\$7,100	2055	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : At Miller Avenue							
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : At Miller Avenue							
Retaining Walls								
Cast in Place Concrete	100%			2070	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	\$46,300	2048	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Along Riverdale Avenue							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Severe, Area Affected : 2%							
	Location : Along New Lots Avenue							
Pavers/Stone	5%	Now	\$13,700	2044	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Tree Pits							
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
	Location : Tree Pits							
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$500	2048	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Various Locations At South And East Sides							

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	

Site Pavements

Parking/Driveway

Cast in Place Concrete 100% 0-2 \$3,600 2048 * *

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

Location : Riverdale Avenue Side

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% 2035 \$15,100 5 \$100

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

Location : Electrical Room

Explanation : Two 200 Ampere Main Disconnect Switches

Switchgear / Switchboard

Molded Case Bkrs 100% 2035 \$97,500 5 \$600

Raceway

Conduit 70% 2035 \$28,900 1

Conduit 30% 2055 * * 1

Panelboards

Molded Case Bkrs 30% 2034 \$12,000 5 \$200

Molded Case Bkrs 70% 2051 * * 5 \$400

Wiring

Thermoplastic 30% 2055 * * 1

Thermoplastic 70% 2035 \$40,800 1

Motor Controllers

Locally Mounted 100% 2033 \$88,900 5 \$200

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$300

Lighting

Interior Lighting

Fluorescent 95% 2035 \$321,100 10 \$19,400

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

Location : Throughout The Building

LED 5% 2040 * *

Egress Lighting

Emergency, Battery 50% 2040 * * 10 \$2,700

Exit, Battery 50% 2040 * * 10 \$800

Exterior Lighting

LED 30% 2040 * *

No Component 70%

Alarm

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

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

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

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

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

Alarm

Security System
Generic

100% 2040 * * 1 \$8,300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance System

Fire/Smoke Detection
Generic, Digital

100% 2035 \$57,300 1-3 \$13,700

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
Electricity

20% 2045 * * 1
Other Observation, Extent : N/A, Area Affected : 100%
Location : Various Locations
Explanation : Electric Unit Heaters In Main Entrance, Cafeteria, Room 122
Electric Baseboard Heaters At Basement Corridor, Basement Janitor Closet, Rooms C23, 128.

Natural Gas

80% 2045 * * 1
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement - Boiler Room
Explanation : Two Gas Fired Steam Boilers

Conversion Equipment
Radiant Heater

20% 2030 \$115,600 2 \$2,100
Other Observation, Extent : N/A, Area Affected : 10%
Location : Various Locations
Explanation : Electric Unit Heaters In Main Entrance, Cafeteria, Room 122
Electric Baseboard Heaters At Basement Corridor, Basement Janitor Closet, Rooms C23, 128.

Steam Boiler

80% 2040 * * 1 \$17,600
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement - Boiler Room
Explanation : Two Gas Fired Steam Boilers

Distribution

Steam Piping/Pump

80% Now \$7,100 2035 \$142,300
Leak Evident, Extent : Moderate, Area Affected : 10%
Location : Steam Condensate Return Pipe In Boiler Room

No Component

20%

Terminal Devices

Convactor/Radiator

80% 2033 \$145,300 1 \$5,700
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Throughout

No Component

20%

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
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	50%			2043	* *	1		
	No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Cafeteria, Various Rooms									
Explanation : Location Noted									
Conversion Equipment									
	Split Unit	5%			2035	\$26,400			
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Room 122									
	Window/Wall Unit	45%			2030	\$37,900	1		
	No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Cafeteria, Various Rooms									
Explanation : Location Noted									
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,500	
	No Component	80%							
Exhaust Fans									
	Roof	80%			2030	\$34,500	2	\$500	
	Wall Unit	20%			2035	\$1,900	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2035	\$107,400	4	\$3,300	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Sanitary Piping									
	Cast Iron	100%	Now	\$14,000	LIFE	* *	1		
Leak Evident, Extent : Light, Area Affected : 5%									
Location : Basement Corridor									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	No Component	90%							
	Generic	10%			2035	\$1,000	1	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Boiler Room									
Explanation : Boiler Feedwater									
Fixtures									
	Generic	100%							
Vertical Transport									

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Controller Not Working, Extent : Severe, Area Affected : 100%									
Location : Roof - Elevator Machine Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2045		* *	1-2	\$6,200

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$274,900	\$151,600
Interior Architecture	\$964,600	\$369,100
Electrical	\$267,700	\$1,283,200
Mechanical	\$2,168,900	\$3,005,000
Total	\$3,676,200	\$4,809,000
Importance Code A	\$274,900	\$151,600
Importance Code B	\$3,008,900	\$4,550,400
Importance Code C	\$392,400	\$107,000
Total	\$3,676,200	\$4,809,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$59,300		\$24,100	
Interior Architecture	\$13,200		\$3,900	
Electrical	\$3,900	\$79,100	\$9,700	\$11,600
Mechanical	\$34,700	\$15,300	\$17,900	\$15,300
Site Pavements	\$4,400			
Total	\$115,400	\$94,400	\$55,500	\$26,900
Importance Code A	\$69,600	\$10,500	\$34,400	\$10,300
Importance Code B	\$41,500	\$83,900	\$21,200	\$16,600
Importance Code C	\$4,400			
Total	\$115,400	\$94,400	\$55,500	\$26,900



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
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$39,900	
	Masonry: Brick	45%			LIFE	**	5	\$71,800	
Recent Repair Evident, Extent : N/A, Area Affected : 66%									
Location : Throughout									
	Masonry: Limestone	5%			LIFE	**	5	\$6,000	
	Masonry: Limestone	2%	4+	\$7,500	LIFE	**	5	\$2,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Door Entry At South Corner									
	Granite Panels	3%			LIFE	**	5	\$3,600	
	Stucco Cement	40%	4+	\$180,700	2046	**	5	\$79,800	
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : Rear Yard									
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Below Windows									
Vertical Cracks, Extent : Light, Area Affected : 5%									
Location : Rear Yard									
Windows									
	Aluminum	85%			2049	**	5	\$32,000	
	Metal Clad	5%	2-4	\$94,200	2058	**	5	\$5,900	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Stairs									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
	Metal Louvers	5%			2042	**	10	\$11,800	
	Wood	5%	Now	\$37,800	2041	**	5	\$9,400	
Air Infiltration, Extent : Moderate, Area Affected : 25%									
Location : Stairwells									
Thermally Inefficient, Extent : Moderate, Area Affected : 25%									
Location : Stairwells									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
	Masonry: Brick	45%			LIFE	**	5	\$5,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
	Masonry: Limestone	5%			LIFE	**	5	\$700	
	Metal Security Bars	5%			2061	**			
	Stucco Cement	40%	4+	\$14,000	2046	**	5	\$5,800	
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : Throughout									
Vertical Cracks, Extent : Light, Area Affected : 5%									
Location : Throughout									

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

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%			2041	* *	10	\$46,100	
	Ponding, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Skylight, Metal/Glass	5%			2059	* *	10	\$8,100	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : 4 Units Throughout							
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$13,200	LIFE	* *	5	\$17,000	
	Deflection Evident, Extent : Light, Area Affected : 2%							
	Location : Water Ponding At Basement Entrance Door							
	Ponding, Extent : Moderate, Area Affected : 2%							
	Location : Water Ponding At Basement Entrance Doors							
	Worn/Erode, Extent : Light, Area Affected : 2%							
	Location : Surface Wear At Previous Water Infiltration							
Ceramic Tile	20%	Now	\$350,400	2042	* *	5	\$15,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
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	\$392,400	2042	* *	5	\$35,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Concrete Masonry Unit	10%			LIFE	* *	5	\$14,300	
Gypsum Board	50%			LIFE	* *	5	\$107,000	
	Repairs in Progress, Extent : N/A, Area Affected : 5%							
	Location : Throughout							
Masonry: Fieldstone	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$16,000	
	Recent Repair Evident, Extent : N/A, Area Affected : 5%							
	Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	75%	Now	\$127,400	LIFE	* *	5	\$145,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	20%	Now	\$94,500	LIFE	* *	5	\$19,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
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	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	100%	2-4	\$4,400	2046	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : At Front Entry Stairs							

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		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room.									
Explanation : Main Service Switch Rated At 800 Amperes.									
Switchgear / Switchboard									
Fused Disc Sw	100%			2043	* *	5	\$400		
Raceway									
Conduit	100%			2043	* *	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
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

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									
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	\$1,026,500	10	\$61,900	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Fluorescent	15%			2038	**	10	\$14,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout Building.								
	LED	20%			2038	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Stairs								
	Explanation : LEDs Observed								
Egress Lighting									
	Emergency, Service	50%			2028	\$32,000	1		
	Exit, Service	50%			2028	\$22,400	1		
Exterior Lighting									
	LED	30%			2038	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside Perimeter								
	Explanation : Operated Via Timer								
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2033	\$194,800	1	\$38,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building.								
	Explanation : Surveillance System.								
Fire/Smoke Detection									
	Generic, Analog	100%	4+	\$267,700	2043	**	1-3	\$58,100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Building.								
	Explanation : Beyond Its Useful Life								

*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		
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								
	Steam Boiler	100%			2038	**	1	\$102,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Steam Piping/Pump	100%	0-2	\$83,100	2033	\$831,200			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Above Boiler Room								
	Explanation : Continued Rupturing Of Piping Buried In First Floor Slab.								
	Terminal Devices								
	Convactor/Radiator	100%			2031	\$848,800	1	\$33,500	
	Controls								
	Electrical	20%			2027	\$115,400			
	Pneumatic	80%			2027	\$1,604,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%	Now	\$164,200	2038	**	2	\$500	
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : First Floor Fan Room								
	Window/Wall Unit	5%			2027	\$19,700	1		
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$11,600	
	No Component	80%							
	Exhaust Fans								
	Roof	100%			2028	\$201,400	2	\$3,200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2031	\$1,325,100	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Other Observation, Extent : N/A, Area Affected : 10%								
	Location : Courtyard								
	Explanation : Area Drains Reported To Be Undersized. Back-ups Occur During Heavy Downpours.								
	Sump Pump(s)								
	Non-Submersible	100%			2033	\$20,800	4	\$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.*

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Backflow Preventer							
	Generic	100%		2033	\$46,400	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.
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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$446,400	\$87,600
Interior Architecture	\$790,500	\$198,500
Electrical	\$19,700	\$835,900
Mechanical	\$358,000	\$634,400
Total	\$1,614,600	\$1,756,400
Importance Code A	\$446,400	\$87,600
Importance Code B	\$986,200	\$1,470,300
Importance Code C	\$182,000	\$198,500
Total	\$1,614,600	\$1,756,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$20,700	\$32,000		
Interior Architecture	\$124,500			\$5,500
Electrical	\$4,700	\$10,900	\$3,900	\$4,700
Mechanical	\$11,600	\$47,000	\$13,100	\$8,800
Site Pavements	\$2,700			
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Total	\$179,500	\$105,200	\$32,400	\$34,400
Importance Code A	\$24,800	\$36,200	\$4,200	\$4,200
Importance Code B	\$152,000	\$69,000	\$28,200	\$30,200
Importance Code C	\$2,700			
Total	\$179,500	\$105,200	\$32,400	\$34,400



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
NEW PROVIDENCE
Asset # : 4442

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	92%	2-4	\$360,600	LIFE	**	5	\$87,600	
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Rear Facade							
	Masonry: Granite	3%			LIFE	**	5	\$2,100	
	Masonry: Limestone	5%			LIFE	**	5	\$3,600	
Windows									
	Aluminum	95%	Now	\$20,700	2049	**	5	\$10,900	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Steel	5%	0-2	\$85,900	2058	**	5	\$7,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
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	\$35,500	2042	**	5	\$3,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : 2nd Floor Bathroom							
	Quarry Tile	5%	Now	\$46,300	2046	**	5	\$2,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Kitchen							
	Vinyl Tile	70%	Now	\$608,500	2038	**	3	\$16,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Wood	5%	0-2	\$9,400	2048	**	5	\$3,000	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : 2nd Floor Conference Room And Offices							

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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$182,000	2046	* *	5	\$16,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : 2nd Floor Bathroom									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$26,500	
	Gypsum Board	50%			LIFE	* *	5	\$198,500	
	Masonry: Brick	5%			LIFE	* *			
	Masonry: Fieldstone	5%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Explanation : Joint Mortar Missing									
	Plaster	25%			LIFE	* *	5	\$49,600	
Ceilings									
	AcousTileSusp.Lay-In	69%	4+	\$14,400	2038	* *	5	\$21,700	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Exposed Struc: Concrete	10%	0-2	\$18,900	LIFE	* *	5	\$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement									
	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	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Rear Concrete Yard									
	Steel Grating	10%	Now	\$1,300	2043	* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Firescape									
Activity Yard									
	Cast in Place Concrete	100%			2038	* *			

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

*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			
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2 Main Service Disconnect Switches Rated At 800 Amperes Each.							
	Switchgear / Switchboard								
	Fused Disc Sw	30%			2043	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							
	Fused Disc Sw	30%			2033	\$39,000	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							
	Molded Case Bkrs	40%			2043	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							
	Raceway								
	Conduit	80%			2043	* *	1		
	Conduit	20%			2033	\$12,000	1		
	Panelboards								
	Fused Disc Sw	10%			2041	* *	5	\$100	
	Molded Case Bkrs	90%			2041	* *	5	\$1,000	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2038	* *	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Lighting									
	Interior Lighting								
	Fluorescent	96%			2033	\$613,500	10	\$37,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2033	\$12,800	10	\$800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	LED	2%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2038	* *	10	\$5,100	
	Exit, Battery	50%			2038	* *	10	\$1,400	

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
NEW PROVIDENCE
Asset # : 4442

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									
	Exterior Lighting								
	Fluorescent	30%			2033	\$50,300	10	\$1,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Front And Courtyard							
	No Component	70%							
Alarm									
	Security System								
	Generic	75%			2038	* *	1	\$11,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Courtyard							
		Explanation : CCTV Surveillance Cameras							
	Generic	25%			2028	\$19,700	1	\$3,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion System And Door Lock Alarm							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	\$108,300	1-3	\$26,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Cafeteria And Basement							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2038	* *	1	\$41,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Steam Piping/Pump	100%			2043	* *			
	Terminal Devices								
	Convactor/Radiator	80%			2038	* *	1	\$10,900	
	Fan Coil Unit/Heat	20%			2028	\$208,300	1	\$2,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Window/Wall Unit	60%			2028	\$95,500	1		
	No Component	40%							

*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

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
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	\$53,600	1		
Water Heater With Tanks									
	Gas Fired	100%			2028	\$34,200	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Room									
Explanation : Two 80 Gallon Units									
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%			2027	\$1,300	4	\$1,300	
Fixtures									
	Generic	60%							
	Generic	40%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1 Unit From Basement To 6th Floor, 1 Unit From Basement To 5th Floor									
Explanation : 2 Units									
Fire Suppression									
Sprinkler									
	Generic	100%			2033	\$580,800	1-2	\$11,800	
Chemical System									
	Wet	100%			2028	\$54,300	1-10	\$29,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Kitchen									
Explanation : Covers 20 Square Feet									

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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,926,000	\$3,886,900
Interior Architecture	\$2,702,300	\$5,629,800
Electrical	\$2,839,900	\$1,951,400
Mechanical	\$8,260,300	\$5,011,000
Site Pavements		\$594,300
Total	\$15,728,500	\$17,073,400
Importance Code A	\$4,287,500	\$4,228,200
Importance Code B	\$10,996,600	\$11,795,400
Importance Code C	\$444,400	\$1,049,800
Total	\$15,728,500	\$17,073,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$120,100			
Interior Architecture	\$56,300	\$7,700	\$36,300	\$7,700
Electrical	\$41,000	\$20,300	\$48,300	\$71,800
Mechanical	\$189,700	\$44,500	\$87,300	\$44,500
Site Enclosure	\$35,000			
Site Pavements	\$3,900			
Total	\$446,000	\$72,600	\$172,000	\$124,100
Importance Code A	\$120,100	\$22,400	\$22,400	\$22,400
Importance Code B	\$260,900	\$50,200	\$140,100	\$101,700
Importance Code C	\$65,000		\$9,500	
Total	\$446,000	\$72,600	\$172,000	\$124,100



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

PAMOJA HOUSE

Asset # : 1975

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$155,700	LIFE	* *	5	\$38,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Masonry: Brick	88%	Now	\$709,000	LIFE	* *	5	\$86,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Painted Surfaces, Extent : Light, Area Affected : 15%								
	Location : North Facade								
	Sidewalk Shed in Use, Extent : Light, Area Affected : 20%								
	Location : On Three Sides At Main Entry Elevation								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Worn/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Masonry: Granite	2%	Now	\$46,200	LIFE	* *	5	\$1,500	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Main Entry								
	Masonry: Sandstone	5%	Now	\$68,100	LIFE	* *	5	\$3,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 30%								
	Location : Throughout								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : This Is Actually Bluestone								
Windows									
	Aluminum	95%	Now	\$380,200	2047	* *	5	\$13,300	
	Air Infiltration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 40%								
	Location : Throughout								
	Metal Louvers	5%	Now	\$3,900	2040	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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		
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	\$498,800	LIFE	**	5	\$19,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Efflorescence, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Worn/Erode, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Masonry: Granite	3%	Now	\$18,100	LIFE	**	5	\$900		
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%									
Location : Throughout									
Metal Panel	5%			2051	**	5	\$4,400		
Recent Installation, Extent : N/A, Area Affected : 80%									
Location : Throughout									
Roof									
Asphalt Shingle	50%	Now	\$33,200	2040	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : West Roof Over Entry Area									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : West Roof Over Entry Area									
Recent Replace Evident, Extent : N/A, Area Affected : 90%									
Location : Main Roof Areas									
Fluid Applied Roofing	3%			2059	**				
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Gutters At Barrel Roof									
Metal Panel	7%			2036	\$250,300	10	\$31,500		
Modified Bitumen	35%	Now	\$18,800	2036	\$939,600				
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%									
Location : Third Floor Bulkhead									
Skylight, Metal/Glass	3%			2031	\$2,070,400	10	\$24,600		
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Skylights On West Roof									
Deformed/Dented, Extent : Light, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 80%									
Location : Throughout									
Skylight, Plastic	2%			2036	\$540,500	1			
Soffits									
Cast Stone/Terra Cotta	85%	Now	\$114,200	LIFE	**	5	\$26,000		
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%									
Location : Main Entry									
Masonry: Brick	15%			LIFE	**	5	\$600		

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
PAMOJA HOUSE
Asset # : 1975

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	48%	4+	\$336,700	LIFE	* *	5	\$433,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Boiler Room In Basement								
Ceramic Tile	10%			2034	\$2,325,000	5	\$41,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bathroom								
Quarry Tile	2%			2044	* *	5	\$12,400	
Vinyl Tile	15%			2031	\$1,708,700	3	\$23,200	
Patching Evident, Extent : Light, Area Affected : 30%								
Location : Throughout First Floor								
Vinyl Tile 9" X 9"	15%	Now	\$247,300	2041	* *	3	\$23,200	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Mezzanine								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor Mezzanine								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Mezzanine								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Mezzanine								
Wood	10%	Now	\$737,800	2059	* *	5	\$38,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Second And Third Floors								
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floors								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floors								

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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%			2034	\$1,049,800	5	\$19,100	
	Concrete Masonry Unit	15%	0-2	\$53,800	LIFE	* *	5	\$11,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Drill Area								
	Gypsum Board	15%			LIFE	* *	5	\$17,200	
	Masonry: Brick	10%	Now	\$181,700	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	Worn/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room In Basement								
	Plaster	45%	Now	\$208,900	LIFE	* *	5	\$25,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Throughout West Entry Wing								
	Paint Peeling, Extent : Moderate, Area Affected : 60%								
	Location : Throughout West Entry Wing								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout West Entry Wing								
	Wood	5%	2-4	\$33,600	LIFE	* *	5	\$38,200	
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								

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		
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	\$22,700	2036	\$113,400	5	\$3,400		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : First Floor								
	Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
	Location : Entryway And Laundry Room								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
Embossed Metal	5%	Now	\$51,300	LIFE	* *	5	\$7,700		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Basement								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Second Floor Mezzanine								
	Deformed/Dented, Extent : Moderate, Area Affected : 20%								
	Location : Second Floor Mezzanine								
Exposed Struc: Steel	35%			LIFE	* *				
	Recent Repair Evident, Extent : N/A, Area Affected : 10%								
	Location : Drill Area								
Exposed Struc: Wood	35%	Now	\$407,600	LIFE	* *				
	Recent Repair Evident, Extent : N/A, Area Affected : 10%								
	Location : Drill Area								
Plaster	23%	Now	\$477,100	LIFE	* *	5	\$49,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : Throughout West Entry Wing								
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Throughout								
	Paint Peeling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Site Enclosure									
Fence/Gates									
Iron Picket	100%	0-2	\$10,700	2051	* *				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Corner Posts								
	Deteriorated Finish, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Free Standing Walls									
Masonry: Fieldstone	100%	Now	\$16,800	2051	* *				
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Vegetation Growth, Extent : Severe, Area Affected : 40%								
	Location : Tree On Top								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Granite War Memorial								

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

Site Enclosure

Retaining Walls

Masonry: Fieldstone

100% Now \$7,500 2041 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Areaways

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

Location : Areaways

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2036 \$594,300

On-Site Walkways

Cast in Place Concrete

80% Now \$2,000 2036 \$39,100

Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Throughout Perimeter Of Building

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

Location : Throughout Perimeter Of Building And Areaways

Pavers/Stone

20% Now \$1,900 2034 \$38,900

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Entry Stairs On South Elevation

Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%

Location : Entry Stairs On South Elevation

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

Under 600 Volts

Service Equipment

Fused Disc Sw

25% 2031 \$24,000 5 \$200

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

Location : 1st Floor Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch

Molded Case Bkrs

25% 2031 \$113,800 5 \$1,500

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

Location : 1st Floor Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch

Molded Case Bkrs

25% 2031 \$113,800 5 \$1,500

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

Location : Generator Room

Explanation : One 400 Ampere Main Disconnect Switch

Molded Case Bkrs

25% 2031 \$113,800 5 \$1,500

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

Location : Generator Room

Explanation : One 200 Ampere Disconnect Switch

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

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									
	Transformers								
	Dry Type	100%			2029	\$26,700	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Electrical Room							
		Explanation : Two Transformers Observed							
	Switchgear / Switchboard								
	Fused Disc Sw	75%			2031	\$341,400	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : 600 Ampere Main Disconnect Switch, One 200 Ampere Disconnect Switch, Two 400 Ampere Disconnect Switches							
	Molded Case Bkrs	25%			2031	\$113,800	5	\$1,500	
	Raceway								
	Conduit	100%			2031	\$456,700	1		
	Panelboards								
	Fused Disc Sw	10%			2030	\$47,900	5	\$500	
	Fused Knife Sw	20%	2-4	\$95,800	2056	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : Two Fused Knife Switch Panels Observed							
	Molded Case Bkrs	70%			2030	\$335,300	5	\$4,200	
	Wiring								
	Braided Cloth	60%	2-4	\$407,900	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	40%			2031	\$271,900	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$622,200	5	\$1,500	
	Ground								
	Grounding Devices								
	Not Accessible	100%							
	Stand-by Power								
	Transfer Switches								
	Automatic	100%			2029	\$104,400	1	\$69,500	
	Generators								
	Diesel	100%	Now	\$108,600	2046	* *	1	\$78,700	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Generator Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 100 Kilowatt							
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$8,400	

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

PAMOJA HOUSE

Asset # : 1975

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

Main Tank

100%

2034

\$76,900

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Generator Room**Explanation : One 275 Gallon*

Lighting

Interior Lighting

Fluorescent

10%

2027

\$343,500

10

\$20,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Stairs And Basement**Explanation : T-8 Lamps*

HID

10%

2027

\$267,400

10

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Abandoned, Spaces Not In Use**Explanation : Not In Use*

Incandescent

10%

2027

\$380,000

2

\$500

LED

70%

2039

* *

Egress Lighting

Emergency, Battery

50%

2036

\$189,500

10

\$27,200

Exit, Battery

50%

2036

\$159,900

10

\$7,600

Exterior Lighting

LED

100%

2039

* *

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Building Perimeter*

Alarm

Security System

No Component

90%

Generic

10%

2036

\$42,400

1

\$8,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2027

\$174,700

1-3

\$43,000

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

Fuel Oil No 2

40%

2031

\$207,200

5

\$28,000

Natural Gas

60%

2041

* *

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

PAMOJA HOUSE

Asset # : 1975

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%	0-2	\$393,600	2029	\$1,967,900	1	\$201,200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Boilers							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Steam Piping/Pump	100%	0-2	\$36,200	2031	\$1,808,000			
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Condensate Return Tank. Basement							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
Terminal Devices									
	Air Handler	20%	Now	\$42,500	2027	\$849,700	1	\$25,100	
		Unit Inoperable, Extent : Severe, Area Affected : 10%							
		Location : 1 Of 5 Units In Armory - Gas Fired.							
	Convactor/Radiator	60%	Now	\$22,200	2029	\$1,107,700	1	\$39,400	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Fan Coil Unit/Heat	20%			2031	\$1,119,500	1	\$14,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	15%			2036	\$569,000	2	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves Kitchen Area. With Gas Heat							
	Window/Wall Unit	5%			2027	\$42,800	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Office							
		Explanation : Location Noted							
	No Component	80%							
Distribution									
	Ductwork/Diffusers	15%			LIFE	* *	2	\$44,100	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$50,400	
	No Component	60%							

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

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
Ventilation									
	Exhaust Fans								
	Interior	40%			2027	\$400,500	2	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Above Ceiling							
		Explanation : General And Lavatory Exhaust. Not Observed							
	Interior	60%	0-2	\$600,800	2041	* *	2	\$3,300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Above Ceiling. Not Observed							
		Explanation : Ineffective Ventilation Of Shower Rooms							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$57,600	2029	\$2,882,300	1		
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Water Heater With Tanks								
	Gas Fired	35%			2029	\$6,000	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : 1 Heater With Two 100-gallon Serving Lavatories							
	Gas Fired	55%			2029	\$9,400	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : 2 Heaters Each With 500-gallon Tank Serving Showers							
	Gas Fired	10%			2027	\$1,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Serves Kitchen							
	HW Heat Exchanger								
	Steam Fired	100%			2031	\$1,091,700	4	\$33,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$7,000	2027	\$7,000	4	\$4,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Slow Drain							
	Pool Filter/Treatment								
	Not Accessible	100%							
	Backflow Preventer								
	No Component	67%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Sprinkler Service Only							
	Generic	33%			2039	* *	1	\$4,600	

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
PAMOJA HOUSE
Asset # : 1975

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures								
	Generic	100%	Obsolete Fixtures, Extent : Severe, Area Affected : 100%						
			Location : Throughout						
Fire Suppression	Standpipe								
	Generic	100%			2041	* *	1-5	\$113,800	
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$63,200	
	Fire Pump								
	Generic	100%			2034	\$215,600	1	\$42,200	

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,309,100	\$1,504,000
Interior Architecture	\$3,739,500	\$7,471,700
Electrical	\$541,800	\$3,871,100
Mechanical	\$805,800	\$13,324,500
Site Pavements	\$229,600	\$1,289,100
Total	\$6,625,800	\$27,460,500
Importance Code A	\$1,309,100	\$1,504,000
Importance Code B	\$4,708,400	\$25,468,800
Importance Code C	\$608,300	\$487,700
Total	\$6,625,800	\$27,460,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$46,700		\$18,600	
Interior Architecture	\$129,800	\$8,400	\$15,700	
Electrical	\$71,700	\$26,200	\$28,400	\$29,600
Mechanical	\$91,200	\$55,800	\$70,800	\$55,800
Total	\$339,300	\$90,500	\$133,500	\$85,400
Importance Code A	\$66,600	\$19,900	\$38,500	\$19,900
Importance Code B	\$249,100	\$70,500	\$92,200	\$65,400
Importance Code C	\$23,600		\$2,900	
Total	\$339,300	\$90,500	\$133,500	\$85,400



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
PARK SLOPE ARMORY
Asset # : 4453

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$617,200	LIFE	**	5	\$136,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : South Facade							
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Vegetation Growth, Extent : Light, Area Affected : 5%							
	Location : North Facade							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : North And South Facades							
Masonry: Granite	7%	0-2	\$18,400	LIFE	**	5	\$8,000	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Stucco Cement	3%	Now	\$28,300	2036	\$282,900	5	\$5,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : East Facades Above Flat Roof							
Windows								
Aluminum	100%	Now	\$57,000	2047	**	5	\$10,900	
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Basement Windows							
Parapets								
Copper/Terne	10%			2066	**	5	\$40,500	
Masonry: Brick	85%	Now	\$493,700	LIFE	**	5	\$71,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Pre-Cast Concrete	5%			LIFE	**	5	\$26,400	
Roof								
Asphalt Shingle	80%	Now	\$87,800	2044	**			
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
Copper/Terne	5%	Now	\$53,400	2046	**			
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Gutters Into YMCA Space At Bleachers							
Modified Bitumen	5%			2039	**	10	\$18,600	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
Single Ply Membrane	5%			2031	\$416,400	10	\$18,600	
Skylight, Metal/Glass	5%			2041	**	10	\$61,900	
Soffits								
Stucco Cement	100%			2036	\$534,700	5	\$28,300	

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
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	\$833,500	5	\$13,500	
Mosaic Tile	1%			2036	\$277,400	5	\$6,700	
Quarry Tile	3%			2044	* *	5	\$12,100	
Sheet Vinyl/Rubber	2%	Now	\$19,300	2031	\$386,900	5	\$4,000	
Seams Open/Split, Extent : Light, Area Affected : 20%								
Location : YMCA Main Space								
Traffic Topping	15%	4+	\$105,800	2036	\$2,116,300	5	\$25,300	
Uneven Substrate, Extent : Moderate, Area Affected : 20%								
Location : West Side Of Main Basketball Court								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main YMCA Athletic Space								
Explanation : Athletic Wear Surface								
Vinyl Tile	25%			2031	\$2,041,900	3	\$25,300	
Wood	20%	Now	\$2,116,100	2071	* *	5	\$50,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor								
Explanation : Floor Is Abandoned								
Wood	14%	Now	\$49,400	2046	* *	5	\$35,400	
Dry Rot/Decay, Extent : Severe, Area Affected : 5%								
Location : YMCA Weight Room								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : YMCA Saddles								

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

PARK SLOPE ARMORY

Asset # : 4453

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	0-2	\$79,800	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceramic Tile	3%			2034	\$346,400	5	\$5,800	
Gypsum Board	25%	Now	\$14,700	LIFE	* *	5	\$28,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : YMCA Main Space								
Masonry: Brick	15%	Now	\$119,900	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : South Wall Of YMCA Main Area								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : YMCA Main Area								
Metal Panel	1%	Now	\$9,000	LIFE	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 70%								
Location : Basement								
Plaster	20%	Now	\$408,600	LIFE	* *	5	\$11,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor								
Explanation : Abandoned Area								
Plaster	25%			LIFE	* *	5	\$14,400	
SGFT/Glazed Masonry	1%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	15%	4+	\$41,500	2036	\$829,600	5	\$22,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Veterans Section Of Building								
Embossed Metal	15%			LIFE	* *	5	\$20,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$4,700	
Exposed Struc: Steel	10%			LIFE	* *			
Plaster	20%	Now	\$101,200	LIFE	* *	5	\$38,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Plaster	15%	Now	\$758,800	LIFE	* *	5	\$28,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor								
Explanation : Abandoned Area								
Wood	15%	Now	\$45,300	LIFE	* *	5	\$398,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Barrel Vault Ceiling In YMCA Section								

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

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

\$229,600

2036

\$1,147,900

*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%**Location : Throughout**Sinking/Subsiding, Extent : Severe, Area Affected : 10%**Location : North And South Facades*

On-Site Walkways

Cast in Place Concrete

100%

2036

\$141,200

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

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room In YMCA**Explanation : One 4,000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

50%

2051

* *

5

\$400

Molded Case Bkrs

50%

2031

\$249,200

5

\$2,700

Raceway

Conduit

25%

2031

\$125,000

1

Conduit

75%

2041

* *

1

Panelboards

Fused Disc Sw

20%

2047

* *

5

\$900

Molded Case Bkrs

20%

2030

\$104,900

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

\$170,400

5

\$300

Motor Control Center

50%

2044

* *

5

\$2,700

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$3,000

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

PARK SLOPE ARMORY

Asset # : 4453

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								
Transfer Switches								
Automatic	100%			2044	* *	1	\$61,900	
Generators								
Diesel	100%			2040	* *	1	\$78,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room In YMCA								
Explanation : 300 Kilowatt Rated Capacity. Generator Is Dual Fuel Capable.								
Batteries								
Lead/Acid	100%			2027	\$2,700	5	\$7,500	
Fuel Storage								
Main Tank	100%			2059	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room In YMCA								
Explanation : 275 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	40%			2036	\$1,341,800	10	\$73,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2027	\$167,700	10	\$9,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Third Floor Shelter Side								
Explanation : Fluorescent Fixtures Are Abandoned In Place								
Fluorescent	3%			2031	\$100,600	10	\$5,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Second Floor Shelter Side								
Fluorescent	1%			2027	\$33,500	10	\$1,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Second Floor Shelter Side								
HID	50%	Now	\$65,300	2036	\$1,305,400			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Eighty Fixtures Are Not Operational In The YMCA								
LED	1%			2036	\$37,100			
Egress Lighting								
Emergency, Service	25%			2036	\$34,000	1		
Emergency, Battery	25%			2036	\$92,500	10	\$12,100	
Exit, Battery	50%			2036	\$156,200	10	\$6,800	
Exterior Lighting								
HID	3%			2031	\$30,900	10		
Incandescent	2%			2027	\$23,600	2		
No Component	95%							

Alarm

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

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

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

DEPT. OF HOMELESS SERVICES - 071

PARK SLOPE ARMORY

Asset # : 4453

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

Alarm

Security System

No Component

50%

Generic

50%

2039

* *

1

\$37,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System Recently Installed.*

Fire/Smoke Detection

No Component

25%

Generic, Digital

75%

2036

\$426,500

1-3

\$95,900

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2051

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried Under Sidewalk On 15th Street**Explanation : One 4,000 Gallon Oil Tank*

Conversion Equipment

Steam Boiler

100%

2044

* *

1

\$199,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Dual Fuel Steam Boilers*

Distribution

Central Plant Steam
Piping/Pmp

25%

2031

\$1,549,900

4

\$3,700

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout The D.H.S. Section Of The Building*Central Plant Steam
Piping/Pmp

75%

2051

* *

4

\$11,200

Terminal Devices

Air Handler

70%

2036

\$2,904,200

1

\$87,100

Convactor/Radiator

30%

2029

\$540,800

1

\$19,500

*On Extended Life, Extent : Moderate, Area Affected : 30%**Location : Throughout The D.H.S. Section Of The Building*

Air Conditioning

Energy Source

Electricity

100%

2047

* *

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
PARK SLOPE ARMORY
Asset # : 4453

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	70%			2036	\$2,276,800	1	\$65,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 2 Packaged Air Cooled Chillers Serve YMCA Building Side.							
	Split Unit	5%			2036	\$261,800			
		Other Observation, Extent : Light, Area Affected : 100% Location : YMCA Building Side Explanation : 4 Split Units Serve Offices In YYMCA.							
	Window/Wall Unit	25%			2029	\$208,800	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2051	* *	4	\$10,400	
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	70%			2036	\$2,994,500	1	\$87,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : YMCA Building Side Explanation : 4 Air Handling Units Serve YMCA.							
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$89,800	
	No Component	20%							
Exhaust Fans									
	Roof	50%			2036	\$213,900	2	\$3,100	
	Wall Unit	50%			2036	\$47,500	2	\$3,100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2036	\$2,814,600	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$56,100	2		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 4 Gas-fired Domestic Water Heaters							
Sanitary Piping									
	Cast Iron	70%			LIFE	* *	1		
	Cast Iron	30%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout The D.H.S. Section Of The Building							

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
PARK SLOPE ARMORY
Asset # : 4453

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%	0-2	\$15,600	LIFE	**	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 50%					
				Location : Scuppers And Leaders On The North And South Sides Of Building					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Around The Perimeter Of Building					
				Explanation : Aluminum Scuppers And Leaders Observed					
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$44,100	4	\$6,400	
	Backflow Preventer								
	Generic	100%			2036	\$98,500	1	\$12,300	
	Fixtures								
	Generic	100%							
				Obsolete Fixtures, Extent : Severe, Area Affected : 100%					
				Location : Various Locations Throughout					
Fire Suppression									
	Sprinkler								
	Generic	30%			2041	**	1-2	\$16,900	
	Generic	70%			2057	**	1-2	\$39,500	
	Fire Pump								
	Generic	100%	Now	\$10,500	2034	\$210,500	1	\$33,800	
				Corroded, Extent : Severe, Area Affected : 10%					
				Location : Pump Steel Anchorage Corroded And Unstable Located In Fire Pump Room					
				Damaged, Extent : Severe, Area Affected : 10%					
				Location : Shaft Misaligned At Fire Pump In Fire Pump Room					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Fire Pump Room In YMCA Building Side					
				Explanation : 2 Fire Pumps Each With A Jockey Pump.					

*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.*

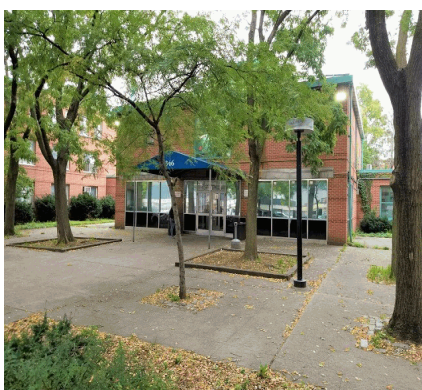
Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 23-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2572 **Lot** : 6 **BIN** : 2091301

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$958,300	\$130,800
Interior Architecture	\$183,600	\$67,900
Electrical		\$2,354,900
Mechanical	\$374,800	\$2,116,100
Site Pavements		\$95,900
Total	\$1,516,600	\$4,765,600
Importance Code A	\$958,300	\$130,800
Importance Code B	\$506,200	\$4,634,800
Importance Code C	\$52,100	
Total	\$1,516,600	\$4,765,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$28,100		\$17,000	
Interior Architecture	\$129,000			\$20,700
Electrical	\$31,000	\$6,300	\$6,500	\$8,400
Mechanical	\$47,400	\$8,700	\$15,300	\$8,700
Site Pavements	\$31,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$273,800	\$22,200	\$46,100	\$45,000
Importance Code A	\$31,400	\$3,300	\$20,400	\$3,300
Importance Code B	\$156,100	\$18,900	\$25,700	\$41,700
Importance Code C	\$86,200			
Total	\$273,800	\$22,200	\$46,100	\$45,000



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
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	66%	0-2	\$255,300	LIFE	* *	5	\$58,600	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
	Location : Throughout All Facades								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : All Facility								
	Explanation : This Facility Is Unoccupied. Subject To Demolition In The Near Future.								
	Pre-Cast Concrete	25%			LIFE	* *	5	\$144,300	
	Window Wall	9%			2056	* *	5	\$30,000	
Windows									
	Aluminum	100%	0-2	\$367,400	2052	* *	5	\$9,600	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Parapets									
	Masonry: Brick	35%	0-2	\$9,800	LIFE	* *	5	\$1,600	
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : South West Roof								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Control Joints								
	Metal Panel	10%			2056	* *	5	\$1,700	
	Metal Rail	35%			2049	* *	5-10	\$28,000	
	No Component	20%							
Roof									
	Metal Panel	45%			2049	* *	10	\$53,000	
	Deformed/Dented, Extent : Moderate, Area Affected : 5%								
	Location : South Roof Gutter								
	Vegetation Growth, Extent : Moderate, Area Affected : 5%								
	Location : Center Roof								
	Modified Bitumen	25%			2041	* *	10	\$16,000	
	Modified Bitumen	30%	Now	\$210,500	2046	* *			
	Vegetation Growth, Extent : Severe, Area Affected : 5%								
	Location : At Drains								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : North And South Wings								
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5	\$36,500	

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
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$135,900	
	Ceramic Tile	30%			2045	**	5	\$31,100	
	Vinyl Tile	40%	0-2	\$22,900	2041	**	3	\$15,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Recent Replace Evident, Extent : N/A, Area Affected : 25%									
Location : Throughout									
Uneven Substrate, Extent : Moderate, Area Affected : 2%									
Location : First Floor Corridor									
Worn/Erode, Extent : Light, Area Affected : 50%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	10%	0-2	\$26,600	LIFE	**	5	\$5,700	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stair I, J, G									
	Glass: Single Pane	3%			LIFE	**	5	\$6,400	
	Gypsum Board	20%			LIFE	**	5-10	\$48,100	
	Plaster	67%			LIFE	**	5-10	\$80,500	
Ceilings									
	Exposed Struc: Concrete	30%			LIFE	**	5-10	\$39,200	
	Gypsum Board	30%	Now	\$11,000	LIFE	**	5	\$39,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : North And South Ends, Stair H									
	Plaster	40%	Now	\$63,500	LIFE	**	5	\$26,100	
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : North And South Wings									
Site Enclosure									
Fence/Gates									
	Chain Link	20%			2046	**			
Corrosion/Rusting, Extent : Light, Area Affected : 50%									
Location : Throughout									
	Exposed Struc: Steel	80%			LIFE	**			
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Throughout, Galvanized Steel Adhesion Issues									
Retaining Walls									
	Cast in Place Concrete	100%			2071	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2049	**			
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$21,400	2049	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Tripping Hazard, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

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

Site Pavements

Parking/Driveway
Asphalt

100% 4+ \$4,000 2039 * *
Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Activity Yard

Rubber Matting

60% Now \$5,800 2036 \$57,500
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%
Location : Throughout, Missing Tiles
Tripping Hazard, Extent : Moderate, Area Affected : 10%
Location : Throughout

Rubber Matting

40% 2031 \$38,400

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2036 \$25,300 5 \$300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room Basement
Explanation : One 1,200 Ampere And One 1,600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw

100% 2036 \$162,600 5 \$300

Raceway

Conduit

100% 2036 \$115,900 1

Panelboards

Fused Disc Sw

5% 2035 \$4,500 5 \$100

Molded Case Bkrs

95% 2035 \$85,300 5 \$1,700

Wiring

Thermoplastic

100% 2036 \$173,900 1

Motor Controllers

Locally Mounted

100% 2034 \$207,400 5 \$500

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$2,000

Lighting

Interior Lighting

Fluorescent

10% 2031 \$102,600 10 \$6,200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Second Floor Cafeteria
Explanation : T8 Lamps

LED

90% 2036 \$1,021,300

Egress Lighting

Emergency, Battery

50% 2031 \$56,600 10 \$8,100

Emergency, Battery

50% 2031 \$56,600 10 \$8,100

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
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

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									
	Exterior Lighting								
	LED	20%			2036	\$72,300			
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2031	\$63,300	1	\$12,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallway And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Generic	50%			2031	\$63,300	1	\$12,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2031	\$173,900	1-3	\$42,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobes, Bell, Horn, Pull Box Station, Smoke Detector And Fire Alarm Panel							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Unoccupied Building And Scheduled To Be Demolished Soon.							
Conversion Equipment									
	Hot Water Boiler	100%			2041	* *	1	\$33,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Gasoline Fired Hot Water Boilers							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$7,400	2044	* *	4	\$3,300	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Basement, Boiler Room. Corroded Hot Water Return Piping							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Basement. Boiler Room. Hot Water Return Piping Broken Insulation							
Terminal Devices									
	Air Handler	10%			2031	\$126,900	1	\$4,200	
	Convactor/Radiator	80%			2034	\$441,000	1	\$17,400	
	Fan Coil Unit/Heat	10%			2031	\$167,200	1	\$2,200	
Controls									
	Electrical	100%			2029	\$374,800			
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
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%			2036	\$113,300	2	\$400	
	Split Unit	10%			2036	\$160,100			
	Window/Wall Unit	20%			2031	\$51,100	1		
	No Component	60%							
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$11,000	
	No Component	90%							
	Heat Rejection								
	Evaporative Condenser	10%			2031	\$14,200	2	\$4,700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,500	
	Exhaust Fans								
	Roof	95%			2036	\$124,300	2	\$2,000	
	Roof	5%	Now	\$3,300	2046	**	2	\$100	
	Unit Inoperable, Extent : Light, Area Affected : 100%								
	Location : Roof, Exhaust Fan 15								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Booster Pump And Hot Water Storage Tank.								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$4,800	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 5%								
	Location : Basement. Corroded Drain Piping								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2036	\$932,300	1-2	\$18,900	
	No Backflow Preventer; Extent : Light, Area Affected : 100%								
	Location : Basement								

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

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

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 21-May-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,7,Ph
Block : 2353 **Lot** : 57 **BIN** : 2117641

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$206,900
Interior Architecture	\$114,200	\$147,900
Electrical		\$1,280,000
Mechanical	\$2,576,200	\$1,586,700
Total	\$2,690,500	\$3,221,500
Importance Code A		\$206,900
Importance Code B	\$2,690,500	\$2,916,900
Importance Code C		\$97,600
Total	\$2,690,500	\$3,221,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$18,400			
Interior Architecture	\$70,800	\$42,400	\$7,400	\$11,500
Electrical	\$12,500	\$14,400	\$16,400	\$13,400
Mechanical	\$97,200	\$44,400	\$77,900	\$18,800
Site Enclosure	\$2,500			
Site Pavements	\$5,100			
Elevators/Escalators	\$25,200	\$25,200	\$25,200	\$25,200
Total	\$231,700	\$126,300	\$126,900	\$68,900
Importance Code A	\$22,200	\$3,800	\$3,800	\$4,000
Importance Code B	\$153,400	\$122,500	\$115,700	\$64,900
Importance Code C	\$56,200		\$7,400	
Total	\$231,700	\$126,300	\$126,900	\$68,900



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
PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Asset # : 4448

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%	4+	\$2,000	LIFE	* *	5	\$8,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Along East 151st Street							
	Cast Stone/Terra Cotta	80%			LIFE	* *	5	\$206,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Material Clarification: Terra Cotta Panels							
	Metal Panel	10%			2061	* *	5-10	\$22,800	
	Window Wall	5%			2061	* *	5	\$6,200	
Parapets									
	Glazed Ceramic Panel	40%			2061	* *	5-10	\$13,100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Exterior Face Explanation : Material Clarification: Terra Cotta Panels							
	Metal Panel	40%			2061	* *	5	\$4,800	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Interior Face Explanation : Material Clarification: Fiber Glass Panels							
	Metal Panel	5%	4+	\$300	2061	* *	5	\$300	
		Deformed/Dented, Extent : Light, Area Affected : 2% Location : East Facade Coping							
	Metal Rail	15%			2052	* *	5-10	\$8,400	
Roof									
	IRMA/Protected Membrane	95%	4+	\$12,900	2040	* *			
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5% Location : Various Roof Locations							
	Roll Roofing	5%			2036	\$9,300	5	\$2,400	
Soffits									
	Metal Panel	100%			2061	* *	5-10		

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
PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Asset # : 4448

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%	0-2	\$8,100	2034	\$40,600	3	\$3,400	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Various Office And Conference Rooms							
	Worn/Erode, Extent : Moderate, Area Affected : 20%							
	Location : Various Office And Conference Rooms							
Cast in Place Concrete	10%			LIFE	* *	5	\$25,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 1%							
	Location : Basement Service Rooms							
Ceramic Tile	5%	2-4	\$6,500	2048	* *	5	\$2,900	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%							
	Location : Various Toilet Rooms							
Raised Access Floor	1%			2048	* *	5	\$4,300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 4th Floor Server Room							
	Explanation : Location Noted							
Terrazzo	10%			LIFE	* *	5	\$9,000	
Vinyl Tile	72%	0-2	\$114,200	2040	* *	3	\$31,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Various Locations Throughout							
	Uneven Substrate, Extent : Moderate, Area Affected : 2%							
	Location : Various Locations Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 5%							
	Location : Various Office And Kitchen Locations							
Interior Walls								
Ceramic Tile	5%			2044	* *	5	\$14,800	
Concrete Masonry Unit	15%			LIFE	* *	5	\$17,800	
Fiberglass Panel	5%	2-4	\$10,700	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Various Corridor Locations							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Plastic Laminated Wall Panels							
	Explanation : Material Clarification							
Glass: Single Pane	20%			LIFE	* *	5	\$44,400	
Gypsum Board	55%	2-4	\$45,500	LIFE	* *	5	\$97,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Various Corridor Locations							
Ceilings								
AcousTileSusp.Lay-In	70%			2048	* *	5	\$80,400	
Exposed Struc: Concrete	5%			LIFE	* *	5	\$900	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$14,400	
Wood	5%			LIFE	* *	5	\$50,300	

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
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	

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	4+	\$2,500	2070	**		
------------------------	------	----	---------	------	----	--	--

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

Location : At Entry Ramp And Along East 151st Street

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$5,100	2048	**		
------------------------	------	----	---------	------	----	--	--

Cracking/Crumbling, Extent : Light, Area Affected : 2%

Location : Various Locations

On-Site Walkways

Cast in Place Concrete	100%			2048	**		
------------------------	------	--	--	------	----	--	--

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	95%			2055	**	5	\$400
---------------------	-----	--	--	------	----	---	-------

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.

Fused Disc Sw	5%			2055	**	5	
---------------	----	--	--	------	----	---	--

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

Location : Electrical Room

Explanation : Main Disconnect For Fire Pump Rated At 600 Amperes

Transformers

Dry Type	100%			2048	**	5	\$300
----------	------	--	--	------	----	---	-------

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

Location : Elevator Machine Room

Explanation : Two 45 Kva Rated Transformers

Switchgear / Switchboard

Air Circuit Breaker	40%			2055	**	5	\$200
---------------------	-----	--	--	------	----	---	-------

Molded Case Bkrs	60%			2055	**	5	\$1,200
------------------	-----	--	--	------	----	---	---------

Raceway

Conduit	100%			2055	**	1	
---------	------	--	--	------	----	---	--

Panelboards

Molded Case Bkrs	100%			2051	**	5	\$2,000
------------------	------	--	--	------	----	---	---------

Wiring

Thermoplastic	100%			2055	**	1	
---------------	------	--	--	------	----	---	--

Motor Controllers

Locally Mounted	60%			2048	**	5	\$300
-----------------	-----	--	--	------	----	---	-------

Variable Frequency	40%			2048	**		
--------------------	-----	--	--	------	----	--	--

Drive

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,100
---------	------	--	--	------	----	---	---------

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
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

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									
	Transfer Switches								
	Automatic	100%			2048	* *	1	\$23,600	
	Generators								
	Diesel	100%			2044	* *	1	\$29,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Enclosure								
	Explanation : Emergency Generator Rated At 900 Kilowatts								
	Batteries								
	Lead/Acid	100%			2029	\$2,500	5	\$2,800	
	Fuel Storage								
	Day Tank	5%			2051	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Under Generator								
	Explanation : 275 Gallons Rated Capacity								
	Main Tank	95%			2063	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Room C34								
	Explanation : 2,600 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	60%			2035	\$700,600	10	\$42,200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	20%			2035	\$233,500	10	\$14,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	19%			2035	\$221,900	10	\$13,400	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Second To Fourth Floor Offices								
	LED	1%			2040	* *			
	Egress Lighting								
	Emergency, Service	25%			2035	\$11,800	1		
	Emergency, Battery	25%			2035	\$32,200	10	\$4,600	
	Exit, Battery	50%			2035	\$54,400	10	\$2,600	
	Exterior Lighting								
	Fluorescent	10%			2035	\$30,600	10	\$700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Canopies								
	LED	20%			2040	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2063	* *	5	\$300	
Alarm									

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

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

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

DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Asset # : 4448

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

Alarm

Security System
Generic

100%
2040 * * 1 \$28,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance System

Fire/Smoke Detection
Generic, Digital

100% 2040 * * 1-3 \$47,300

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

Heating

Energy Source
Natural Gas

100% 2055 * * 1

Conversion Equipment
Hot Water Boiler

100% 2040 * * 1 \$37,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Penthouse Boiler Room
Explanation : Three Gas Fired Modular Boilers

Distribution

Hot Wtr Piping/Pump

100% 2051 * * 4 \$5,700

Terminal Devices

Convactor/Radiator

10% 2040 * * 1 \$2,500
Other Observation, Extent : N/A, Area Affected : 100%
Location : Stairs
Explanation : Location Noted

Unit Heater - Hot Water

5% 2035 \$22,800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Loading Dock, Penthouse Mechanical Room, Penthouse Boiler Room
Explanation : Location Noted

No Component

85%
Other Observation, Extent : N/A, Area Affected : 0%
Location : Penthouse Mechanical Room
Explanation : Reported Under Air Conditioning

Controls

Digital

100% 2028 \$2,204,100

Air Conditioning

Energy Source
Electricity

100% 2043 * * 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
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Heat Pump Air Sourced	4%			2029	\$45,900	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Server Room 413							
		Explanation : Two Units							
	Water Cooled interior Pkg Unit	64%			2033	\$881,900	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Two Units. R-407c Refrigerant							
	Water Cooled interior Pkg Unit	32%	Now	\$44,100	2033	\$441,000	2		
		Broken, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : One Unit. R-407c Refrigerant							
Heat Rejection									
	Dry Cooler	4%			2035	\$14,100	2	\$2,100	
	Water Cooling Tower	96%			2029	\$372,100	2	\$74,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : Two Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$42,800	
	Exhaust Fans								
	Interior	60%			2035	\$204,200	2	\$1,400	
	Roof	40%			2035	\$59,600	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$19,700	2055	* *	1		
		Leak Evident, Extent : Light, Area Affected : 2%							
		Location : Booster Pump Room C30							
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$34,200	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Boiler Room							
		Explanation : Two Modular Units (Bank Of 4, 199 MBH, 60 Gallons Each)							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$2,400	4	\$2,400	
	Sewage Ejector(s)								
	Electric	100%			2035	\$40,200	4	\$4,600	

*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

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									
	Backflow Preventer								
	Generic	95%			2035	\$32,600	1	\$4,500	
	Generic	5%	Now	\$900	2045	* *	1	\$200	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Penthouse Boiler Room								
	Explanation : Reduced Pressure Zone Valve Leaks								
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2 Units From Basement To 7th Floor, 1 Unit From Basement To Penthouse								
	Explanation : Three Units								
	Hydraulic	10%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 1st Floor								
	Explanation : One Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2055	* *	1-5	\$38,700	
	Sprinkler								
	Generic	100%			2055	* *	1-2	\$21,500	
	Fire Pump								
	Generic	100%			2038	* *	1	\$14,300	

*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.*

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,046,000	\$207,400
Interior Architecture	\$493,900	\$60,800
Electrical	\$251,000	\$372,600
Mechanical	\$1,972,700	\$569,100
Total	\$3,763,700	\$1,209,800
Importance Code A	\$1,141,600	\$207,400
Importance Code B	\$2,541,900	\$1,002,500
Importance Code C	\$80,300	
Total	\$3,763,700	\$1,209,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$42,600		\$8,000	\$22,100
Interior Architecture	\$38,100	\$3,700		\$24,300
Electrical	\$39,800	\$10,200	\$27,200	\$12,900
Mechanical	\$11,600	\$25,400	\$39,000	\$20,000
Site Pavements	\$3,000			
Elevators/Escalators	\$31,700	\$31,700	\$31,700	\$31,700
Total	\$166,800	\$71,100	\$105,900	\$111,000
Importance Code A	\$42,600	\$10,900	\$18,900	\$33,100
Importance Code B	\$104,000	\$60,200	\$87,000	\$77,800
Importance Code C	\$20,200			
Total	\$166,800	\$71,100	\$105,900	\$111,000



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
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)	
Exterior								
Exterior Walls								
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$96,400
	Masonry: Brick	90%	Now	\$914,000	LIFE	**	5	\$111,000
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Upper Roof								
Windows								
	Aluminum	100%	Now	\$132,000	2050	**	5	\$13,800
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
	Masonry: Brick	75%			LIFE	**	5	\$2,700
	Metal Panel	5%			2060	**	5	\$700
	Metal Rail	20%			2047	**	5-10	\$13,200
Roof								
	Copper/Terne	50%	Now	\$29,200	2049	**		
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stair Bulkhead								
	Metal Panel	10%			2047	**	10	\$5,400
	Modified Bitumen	27%			2039	**	10	\$8,000
	Roll Roofing	10%			2030	\$19,200	5	\$4,900
	Skylight, Metal/Glass	3%			2044	**	10	\$3,000

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
REGENT FAMILY RESIDENCE
Asset # : 4444

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	14%			2033	\$370,600	3	\$41,900		
Cast in Place Concrete	5%			LIFE	**	5	\$16,400		
Ceramic Tile	5%			2043	**	5	\$7,500		
Steel Plate	2%	Now	\$204,500	LIFE	**	1			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Basement Stair									
Corrosion/Rusting, Extent : Severe, Area Affected : 50%									
Location : Basement Stair									
Vinyl Tile	74%	Now	\$61,200	2039	**	3	\$41,500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Apartments Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Apartments Throughout									
Worn/Erode, Extent : Moderate, Area Affected : 100%									
Location : Apartments Throughout									
Interior Walls									
Ceramic Tile	5%	Now	\$20,200	2037	**	5	\$3,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Bathrooms In Dormitories									
Gypsum Board	45%			LIFE	**	5	\$39,600		
Marble Panels	5%			LIFE	**				
Plaster	45%	Now	\$80,300	LIFE	**	5	\$19,800		
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Exit Stair, Basement, Apartments Throughout									
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Apartments Throughout									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Apartments Throughout									
Ceilings									
AcousTileSusp.Lay-In	10%			2047	**	5	\$15,000		
Exposed Struc: Concrete	10%			LIFE	**	5	\$2,300		
Gypsum Board	15%			LIFE	**	5	\$28,100		
Plaster	65%	Now	\$147,900	LIFE	**	5	\$60,800		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Apartments Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Basement, Apartments Throughout									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Apartments Throughout									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$3,000	2047	**				
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Throughout									

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
REGENT FAMILY RESIDENCE
Asset # : 4444

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2060	**	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 4,000 Ampere Main Disconnect Switch.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2060	**	5	\$500	
Raceway									
	Conduit	40%			2034	\$71,200	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	\$27,100	2059	**	1		
Insulation Aged, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	15%			2034	\$40,700	1		
	Thermoplastic	75%			2060	**	1		
Motor Controllers									
	Locally Mounted	80%			2032	\$260,700	5	\$600	
	Locally Mounted	20%			2047	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,600	
Lighting									
Interior Lighting									
	Fluorescent	5%			2029	\$83,400	10	\$5,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	Fluorescent	10%			2039	**	10	\$10,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Corridor									
Explanation : Fixtures Are T-8 Lamps Type. They Are In Satisfactory Condition.									
	Fluorescent	50%			2039	**	10	\$50,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	35%			2042	**			
Egress Lighting									
	Emergency, Battery	50%			2039	**	10	\$13,200	
	Exit, Battery	50%			2039	**	10	\$3,700	
Exterior Lighting									
	HID	20%			2029	\$102,300	10	\$100	
	No Component	80%							

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

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

Alarm

Security System
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 \$69,600

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% 2044 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 5,000 Gallon Oil Tank

Conversion Equipment
Steam Boiler

100% 0-2 \$95,500 2039 * * 1 \$97,700
Broken, Extent : Moderate, Area Affected : 50%
Location : Basement. One Boiler Is Not Working Due To Broken Refractory
Other Observation, Extent : N/A, Area Affected : 100%
Location : Boiler Room
Explanation : 2 Units

Distribution

Central Plant Steam
Piping/Pmp

100% 0-2 \$1,541,000 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 \$83,000 1
78%

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
REGENT FAMILY RESIDENCE
Asset # : 4444

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	10%	0-2	\$300	2034	\$7,000	2	\$6,100	
		Leak Evident, Extent : Moderate, Area Affected : 10% Location : Basement. Leaking Condenser							
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$6,100	
	No Component	90%							
Exhaust Fans									
	Interior	100%	Now	\$145,800	2034	\$486,100	2	\$2,700	
		Obsolete Equipment, Extent : Severe, Area Affected : 100% Location : Penthouse							
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2039	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2044	* *	4	\$16,300	
Sanitary Piping									
	Cast Iron	100%	0-2	\$138,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Basement. Blockage, Clogged Waste Line Leak Evident, Extent : Moderate, Area Affected : 10% Location : Basement. Leaking Waste Line							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2027	\$3,400	4	\$3,500	
Backflow Preventer									
	Generic	100%			2039	* *	1	\$6,700	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : 2 Units From Basement To 18th Floor; One Unit From 1st To 18th Floor Explanation : 3 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2044	* *	1-5	\$55,300	
Sprinkler									
	No Component	80%							
	Generic	20%			2044	* *	1-2	\$6,100	

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
REGENT FAMILY RESIDENCE
Asset # : 4444

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									
	Fire Pump								
	Generic	100%	0-2	\$52,300	2037	* *	1	\$18,400	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Basement. Fire Pump Is Not Working									
Other Observation, Extent : Light, Area Affected : 100%									
Location : On Roof.									
Explanation : Installed Four Years Ago									

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Interior Architecture	\$59,600	\$138,000
Electrical	\$5,200	\$253,500
Mechanical	\$488,200	\$180,600
Total	\$553,000	\$572,100
Importance Code A		\$180,600
Importance Code B	\$553,000	\$391,500
Total	\$553,000	\$572,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$107,400		\$6,300	
Interior Architecture	\$14,400		\$2,500	\$600
Electrical	\$2,100	\$1,600	\$2,100	\$1,900
Mechanical	\$17,600	\$41,900	\$13,600	\$2,500
Site Pavements	\$2,500			
Total	\$143,900	\$43,500	\$24,400	\$5,000
Importance Code A	\$108,200	\$800	\$7,200	\$800
Importance Code B	\$30,800	\$42,600	\$17,300	\$4,200
Importance Code C	\$4,900			
Total	\$143,900	\$43,500	\$24,400	\$5,000



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 # : 4456

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	42%	Now	\$31,300	LIFE	* *	5	\$7,600	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 4th Floor Front Facade By Windows							
	Masonry: Limestone	5%			LIFE	* *	5	\$700	
	Stucco Cement	50%			2047	* *	5	\$22,700	
	Window Wall	3%			2054	* *	5	\$2,000	
Windows									
	Aluminum	90%	Now	\$28,100	2042	* *	5	\$3,000	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Stairwell							
	Metal Clad	10%	Now	\$32,900	2059	* *	5	\$2,100	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 15%							
		Location : Stairs							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Stairs							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,800	
	Masonry: Brick	20%			LIFE	* *	5	\$900	
	Metal Panel	5%			2054	* *	5	\$900	
	Stucco Cement	70%			2039	* *	5	\$8,200	
Roof									
	Modified Bitumen	95%	4+	\$3,700	2039	* *			
		Blisters, Extent : Moderate, Area Affected : 5%							
		Location : Main Roof							
		Ponding, Extent : Light, Area Affected : 5%							
		Location : Roof							
	Skylight, Metal/Glass	5%			2054	* *	10	\$3,000	
Soffits									
	Stucco Cement	100%			2039	* *	5	\$1,500	

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
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$8,200	
	Ceramic Tile	5%	Now	\$1,400	2043	**	5	\$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Apartment Bathrooms									
	Quarry Tile	20%			2047	**	5	\$7,500	
	Vinyl Tile	20%	Now	\$2,800	2034	\$138,000	3	\$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Throguhout									
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : 1st Floor									
Loose Units, Extent : Moderate, Area Affected : 5%									
Location : Various Locations									
	Wood	40%	0-2	\$59,600	2049	**	5	\$9,400	
Worn/Erode, Extent : Moderate, Area Affected : 50%									
Location : Apartments									
Interior Walls									
	Ceramic Tile	20%	Now	\$4,900	2043	**	5	\$2,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Stairwell									
	Concrete Masonry Unit	10%			LIFE	**	5	\$900	
	Gypsum Board	45%			LIFE	**	5	\$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 4th Floor Apartments At Window Heads									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 4th Floor Apartments At Window Heads									
	Masonry: Fieldstone	5%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$1,300	
Ceilings									
	AcousTileSusp.Lay-In	20%			2039	**	5	\$5,000	
	Gypsum Board	70%			LIFE	**	5	\$21,900	
	Plaster	10%	Now	\$1,500	LIFE	**	5	\$1,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Entry Vestibule And Stair Bulkhead									
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	\$2,500	2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Dumont Avenue Side									
On-Site Walkways									
	Cast in Place Concrete	100%			2039	**			

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

Site Pavements

Activity Yard

Cast in Place Concrete	65%			2039		**			
Rubber Matting	35%			2034					

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

Under 600 Volts

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
---------------	------	--	--	------	--	----	---	--	-------

Raceway

Conduit	100%			2044		**	1		
---------	------	--	--	------	--	----	---	--	--

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
-----------------	------	--	--	------	--	----	---	--	-------

Ground

Grounding Devices

Generic	100%			LIFE		**	5		\$300
---------	------	--	--	------	--	----	---	--	-------

Lighting

Interior Lighting

Fluorescent	2%			2029		\$5,200	10		\$300
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									

Fluorescent	98%			2034		\$253,500	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		
-----------	-----	--	--	------	--	----	---	--	--

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

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

Exterior Lighting

LED

20%

2042

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Exterior**Explanation : LED Lighting Fixtures*

No Component

80%

Alarm

Security System

Generic

100%

2039

* *

1

\$6,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Exterior And Interior Of The Building**Explanation : Cameras Security System*

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$10,800

*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		
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%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

\$180,600

1

\$8,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 4 Units Multi-temperature*

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$800

Terminal Devices

Convactor/Radiator

100%

2039

* *

1

\$5,500

Controls

Digital

100%

2029

\$488,200

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

15%

2028

\$40,300

2

\$200

Window/Wall Unit

25%

2027

\$16,100

1

No Component

60%

Distribution

Ductwork/Diffusers

15%

LIFE

* *

2

\$3,300

No Component

85%

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

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
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,500	
Exhaust Fans									
	Roof	30%			2029	\$9,900	2	\$200	
	No Component	70%							
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2039	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2032	\$17,100	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 15% Location : Basement Water Backup When Heavy Raining								
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2034	\$3,400	4	\$400	
Sewage Ejector(s)									
	Electric	100%			2034	\$8,900	4	\$700	
Backflow Preventer									
	Generic	100%			2034	\$7,600	1	\$1,000	
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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Interior Architecture	\$67,000	\$103,500
Electrical		\$243,400
Mechanical		\$459,500
Total	\$67,000	\$806,400
Importance Code B	\$67,000	\$806,400
Total	\$67,000	\$806,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$88,600		\$23,200	
Interior Architecture	\$25,500		\$1,900	\$500
Electrical	\$2,000	\$1,500	\$1,600	\$1,800
Mechanical	\$16,600	\$26,800	\$19,000	\$1,900
Site Pavements	\$3,400			
Total	\$136,000	\$28,300	\$45,700	\$4,100
Importance Code A	\$89,400	\$800	\$24,000	\$800
Importance Code B	\$38,100	\$27,500	\$21,700	\$3,300
Importance Code C	\$8,500			
Total	\$136,000	\$28,300	\$45,700	\$4,100



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

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

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	40%	Now	\$29,900	LIFE	**	5	\$7,300	
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 4th Floor Apartments By Windows							
Masonry: Limestone	5%			LIFE	**	5	\$700	
Stucco Cement	52%			2047	**	5	\$23,600	
Window Wall	3%			2054	**	5	\$2,000	
Windows								
Aluminum	90%	Now	\$14,100	2042	**	5	\$3,000	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
	Location : Various Windows							
Metal Clad	10%	0-2	\$32,900	2059	**	5	\$2,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Stairs							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Stairs							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,800	
Masonry: Brick	20%			LIFE	**	5	\$900	
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	\$8,200	
Ceramic Tile	5%			2037	**	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Apartment Bathrooms							
Quarry Tile	20%			2047	**	5	\$7,500	
Vinyl Tile	15%	Now	\$5,200	2034	\$103,500	3	\$1,400	
	Loose Units, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations							
	Worn/Erode, Extent : Moderate, Area Affected : 20%							
	Location : 1st Floor							
Wood	45%	4+	\$67,000	2049	**	5	\$10,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout Apartments							

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

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	15%	Now	\$3,700	2037	* *	5	\$1,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Apartment Bathrooms									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
	Gypsum Board	50%	Now	\$3,100	LIFE	* *	5	\$6,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Various 4th Floor Apartments By Windows									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Various 4th Floor Apartments By Windows									
	Masonry: Fieldstone	10%			LIFE	* *			
	Plaster	15%	Now	\$1,600	LIFE	* *	5	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stair Bulkheads									
Ceilings									
	AcousTileSusp.Lay-In	15%			2039	* *	5	\$3,700	
	Gypsum Board	85%	Now	\$7,400	LIFE	* *	5	\$26,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Various 4th Floor Apartments By Windows									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Various 4th Floor Apartments By Windows									
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	\$3,400	2039	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%									
Location : Dumont Avenue									
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Ampere And 100 Ampere Main Disconnect Switch For The House And Laundry							
	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	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	85%			2034	\$206,900	10	\$12,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Offices							
	Fluorescent	15%			2034	\$36,500	10	\$2,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building, Apartment Unit							
	Egress Lighting								
	Emergency, Battery	50%			2042	* *	10	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Lighting Fixtures Installed In 2018.							
	Exit, LED	50%			2069	* *	1		
	Exterior Lighting								
	LED	20%			2042	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : Lighting Fixtures Installed In 2018.							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$6,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exterior And Interior Of The Building.							
		Explanation : Cameras Security System.							

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$10,200

*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		
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%

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

\$800

Terminal Devices

Convactor/Radiator

100%

2039

* *

1

\$5,200

Controls

Digital

100%

2032

\$459,500

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

10%

2028

\$25,300

2

\$100

Window/Wall Unit

25%

2027

\$15,200

1

No Component

65%

Distribution

Ductwork/Diffusers

10%

LIFE

* *

2

\$2,100

No Component

90%

Plumbing

H/C Water Piping

Galvanized Steel

100%

2039

* *

1

Water Heater With Tanks

Gas Fired

100%

2029

\$17,100

2

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Backflow Preventer

Generic

100%

2034

\$7,100

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$541,700	\$88,000
Interior Architecture	\$417,600	\$95,300
Electrical	\$196,300	\$927,800
Mechanical	\$1,561,700	\$1,552,600
Total	\$2,717,300	\$2,663,700
Importance Code A	\$541,700	\$1,207,100
Importance Code B	\$2,078,400	\$1,361,300
Importance Code C	\$97,100	\$95,300
Total	\$2,717,300	\$2,663,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$21,200	\$2,900		
Interior Architecture	\$104,500	\$29,000		\$7,300
Electrical	\$4,800	\$56,200	\$4,100	\$4,800
Mechanical	\$8,700	\$15,300	\$26,900	\$3,900
Site Pavements	\$22,800			
Total	\$162,100	\$103,400	\$30,900	\$15,900
Importance Code A	\$25,200	\$3,000	\$4,000	
Importance Code B	\$91,900	\$100,400	\$27,000	\$15,900
Importance Code C	\$45,000			
Total	\$162,100	\$103,400	\$30,900	\$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.

DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

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	100%	Now	\$362,400	LIFE	* *	5	\$88,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Windows									
	Aluminum	100%	Now	\$179,400	2041	* *	5	\$4,700	
Air Infiltration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$13,500	
	Metal Panel	10%			2053	* *	5	\$5,800	
Roof									
	Modified Bitumen	100%	2-4	\$21,200	2038	* *			
Blisters, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5	\$15,500	
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$29,000	LIFE	* *	5	\$7,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Basement									
	Ceramic Tile	5%	Now	\$19,200	2042	* *	5	\$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Bathrooms And Showers									
	Quarry Tile	5%			2046	* *	5	\$5,100	
	Vinyl Tile	85%	2-4	\$320,500	2038	* *	3	\$21,800	
Uneven Substrate, Extent : Light, Area Affected : 10%									
Location : Basement									
Worn/Erode, Extent : Moderate, Area Affected : 50%									
Location : Throughout									

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		
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	\$97,100	2042	**	5	\$4,400	
	Adhesion Failure, Extent : Severe, Area Affected : 15%								
	Location : Bathrooms								
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : Bathrooms								
	Gypsum Board	9%	Now	\$22,200	LIFE	**	5	\$9,500	
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Basement Conference And Dining Room								
	Gypsum Board	81%			LIFE	**	5	\$85,800	
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$34,000	2038	**	5	\$1,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	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	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
On-Site Walkways									
	Cast in Place Concrete	100%			2046	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Sinking/Subsiding, Extent : Light, Area Affected : 15%								
	Location : Side Of Building								
Parking/Driveway									
	Asphalt	100%	Now	\$22,800	2042	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Potholes, Extent : Moderate, Area Affected : 5%								
	Location : Parking Lot								
	Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
	Location : Throughout, At Dry Wells								

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

Site Pavements

Activity Yard

Asphalt

100%

2042

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2033

\$22,600

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

\$130,000

5

\$200

Raceway

Conduit

90%

2043

* *

1

Conduit

10%

2053

* *

1

Panelboards

Fused Disc Sw

5%

2032

\$3,000

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

\$148,100

5

\$300

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$600

Lighting

Interior Lighting

Fluorescent

30%

2028

\$196,300

10

\$11,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent

68%

2033

\$444,900

10

\$26,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

2%

2033

\$13,100

10

\$800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Compact Fluorescent Lights*

*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

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

Lighting

Egress Lighting									
Emergency, Battery	50%			2033	\$36,100	10		\$5,200	
Exit, Service	50%			2033	\$9,300	1			
Exterior Lighting									
HID	20%			2028	\$40,100	10			
LED	10%			2041	* *				
No Component	70%								

Alarm

Security System									
Generic	100%			2033	\$80,700	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	\$110,900	1-3		\$27,300	
<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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source									
Electricity	100%			2043	* *	1			
Conversion Equipment									
Radiant Heater	100%			2033	\$1,119,100	2		\$19,900	
Terminal Devices									
Air Handler	100%			2028	\$809,200	1		\$26,600	

Air Conditioning

Energy Source									
Electricity	100%			2041	* *	1			
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	60%			2033	\$433,500	2		\$1,600	
Split Unit	40%			2028	\$408,400				
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2		\$55,900	

Ventilation

Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5		\$24,000	
Exhaust Fans									
Interior	90%			2028	\$171,600	2		\$1,200	
Roof	10%			2028	\$8,300	2		\$100	

Plumbing

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

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	\$59,100	4		
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : Two 120 Gallon Water Heaters							
	Electric	50%			2027	\$59,100	4		
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : Two 120 Gallon Water Heaters							
Sanitary Piping	Cast Iron	100%	Now	\$54,200	LIFE	**	1		
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Second Floor And 3rd Floor Main Bathrooms							
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)	Electric	100%			2033	\$22,500	4	\$1,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roughly 10 Years Old In Basement							
Fixtures	Generic	100%							
Fire Suppression									
Sprinkler	Generic	100%			2043	**	1-2	\$12,000	
Chemical System	No Component	95%							
	Generic	5%			2028	\$2,900	1-10	\$1,500	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Kitchen							
		Explanation : 21 Square Feet							

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,354,900	\$53,400
Interior Architecture	\$1,353,900	\$1,944,000
Electrical	\$1,122,200	\$1,072,900
Mechanical	\$1,585,800	\$1,119,200
Site Pavements		\$174,300
Total	\$5,416,800	\$4,363,900
Importance Code A	\$2,083,700	\$53,400
Importance Code B	\$3,114,500	\$4,216,800
Importance Code C	\$218,500	\$93,700
Total	\$5,416,800	\$4,363,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$18,900	\$15,300		
Interior Architecture				\$4,500
Electrical	\$7,300	\$20,000	\$8,700	\$7,600
Mechanical	\$900	\$84,800	\$12,800	\$7,400
Site Enclosure	\$44,300			
Site Pavements	\$28,400			
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Total	\$107,200	\$127,500	\$29,000	\$27,000
Importance Code A	\$19,400	\$19,300	\$3,900	\$3,900
Importance Code B	\$33,800	\$108,200	\$25,100	\$23,100
Importance Code C	\$54,000			
Total	\$107,200	\$127,500	\$29,000	\$27,000



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
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES
Asset # : 2595

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	45%	Now	\$336,900	LIFE	**	5	\$40,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Metal Fire Escapes								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Storage Wall At Main Entrance								
Graffiti, Extent : Light, Area Affected : 2%								
Location : East Side								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout South Side								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : B And C Line At East Facade								
Masonry: Limestone	3%			LIFE	**	5	\$2,000	
Metal Panel	5%			2043	**	5-10	\$31,300	
Stucco Cement	47%	Now	\$242,000	2038	**	5	\$53,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout North Side								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout North Side								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Window Sill								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North Side Throughout								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : North Side								
Explanation : Rusting Fire Escapes								
Windows								
Aluminum	94%	Now	\$250,800	2041	**	5	\$13,200	1
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Clad	5%	Now	\$70,100	2058	**	5	\$4,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Metal Louvers	1%	2-4	\$15,500	2048	**			
Deformed/Dented, Extent : Light, Area Affected : 100%								
Location : North Side								

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	\$3,400	LIFE	* *	5	\$2,900		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
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	\$455,100	2043	* *				
Blisters, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$13,200	
	Paint Peeling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Ceramic Tile	10%	Now	\$67,900	2036	\$679,200	5	\$6,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : 1st And 2nd Floor Throughout							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Vinyl Tile	30%	Now	\$199,700	2033	\$998,400	3	\$13,600	
	Adhesion Failure, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Wood	55%	Now	\$790,300	2048	* *	5	\$62,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : At Apartments							
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Apartments							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Apartments							
	Split/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : At Apartments							
	Worn/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,400	
Gypsum Board	55%	2-4	\$218,500	LIFE	* *	5	\$93,700	
	Recent Repair Evident, Extent : N/A, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Apartments 5f And 4f							
Masonry: Brick	5%			LIFE	* *			
Plaster	30%			LIFE	* *	5	\$25,600	
Ceilings								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	75%	Now	\$77,400	LIFE	* *	5	\$110,600	
	Recent Repair Evident, Extent : N/A, Area Affected : 5%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Plaster	20%			LIFE	* *	5	\$14,700	

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
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	2-4	\$44,300	2053		* *		
				Corrosion/Rusting, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Deteriorated Finish, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
Retaining Walls									
	Cast in Place Concrete	100%			2053		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$7,000	2038		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$9,800	2038		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
Activity Yard									
	Cast in Place Concrete	50%	4+	\$11,600	2038		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Rubber Matting	50%			2033	\$174,300			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Service Switch Rated At 2,000 Amperes For Apartments, One 600 Ampere Main Switch For Corridors							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2033	\$162,600	5	\$300	
	Raceway								
	Conduit	100%			2033	\$115,900	1		
	Panelboards								
	Molded Case Bkrs	100%			2041	* *	5	\$2,100	
	Wiring								
	Thermoplastic	100%			2033	\$173,900	1		
	Motor Controllers								
	Locally Mounted	100%			2031	\$237,000	5	\$500	

Ground

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

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

** 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

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	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	\$237,200	10	\$14,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors, Staircases, Offices</i>								
Incandescent	80%			2028	\$1,049,500	2	\$1,400	
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$9,400	
Exit, Battery	50%			2038	**	10	\$2,600	
Exterior Lighting								
HID	20%			2028	\$72,700	10		
LED	10%			2038	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	\$146,300	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		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Hot Water Boiler	88%	2-4	\$728,800	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	\$170,400	2058	**	4	\$3,800	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler 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.*

DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	100%	2-4	\$318,700	2038	* *	1	\$22,700	
		Damaged, Extent : Severe, Area Affected : 50%							
		Location : Radiator Covers Throughout							
	Controls								
	Digital	50%			2031	\$1,119,200			
	Electrical	50%			2028	\$216,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2028	\$29,500	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$43,500	
	Exhaust Fans								
	Roof	100%			2028	\$151,200	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	\$32,400	2	\$1,300	
	Hot Water Storage Tank								
	Generic	100%			2028	\$15,400	1	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 900 Gallons							
Vertical Transport									
	Elevators								
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To Ground Floor							
		Explanation : 1 Freight							
	No Component	90%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2043	* *	1-2	\$1,100	

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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$325,400	\$65,100
Interior Architecture	\$111,500	\$674,100
Electrical		\$454,800
Mechanical	\$808,600	\$428,200
Total	\$1,245,400	\$1,622,200
Importance Code A	\$643,800	\$65,100
Importance Code B	\$601,700	\$967,100
Importance Code C		\$590,000
Total	\$1,245,400	\$1,622,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$19,900			
Interior Architecture	\$2,200			\$10,100
Electrical	\$6,600	\$42,600	\$6,800	\$5,700
Mechanical	\$36,600	\$29,500	\$15,800	\$6,800
Site Enclosure	\$22,500			
Site Pavements	\$19,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$114,300	\$79,300	\$29,800	\$29,800
Importance Code A	\$21,400	\$3,100	\$3,000	\$3,000
Importance Code B	\$58,400	\$76,200	\$26,800	\$26,900
Importance Code C	\$34,500			
Total	\$114,300	\$79,300	\$29,800	\$29,800



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
SPRINGFIELD FAMILY RESIDENCE
Asset # : 2670

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	95%	4+	\$268,200	LIFE	* *	5	\$65,100	
Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
Location : All Facades								
Stucco Cement	5%			2046	* *	5	\$8,600	
Windows								
Aluminum	100%	4+	\$11,000	2041	* *	5	\$2,300	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Air Infiltration And Water Penetration Repaired								
Parapets								
Metal: Cage/Fence	100%			2046	* *	5-10	\$83,800	
Roof								
Built-Up (BUR)	65%			2038	* *	10	\$57,100	
Metal Panel	35%	0-2	\$9,000	2046	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Light, Area Affected : 2%								
Location : Hip Roof North Of Main Building								
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+	\$111,500	2038	* *	3	\$30,300	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridors And Maintenance Rooms								
Interior Walls								
Ceramic Tile	10%			2036	\$590,000	5	\$10,700	
Concrete Masonry Unit	13%			LIFE	* *	5	\$5,600	
Gypsum Board	77%			LIFE	* *	5	\$49,500	
Other Observation, Extent : N/A, Area Affected : 1%								
Location : Rooms 208-216								
Explanation : Water Penetration Repaired								
Ceilings								
Exposed Struc: Concrete	5%			LIFE	* *	5	\$700	
Gypsum Board	75%			LIFE	* *	5	\$84,100	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Activity Room								
Plaster	20%			LIFE	* *	5	\$11,200	
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
SPRINGFIELD FAMILY RESIDENCE
Asset # : 2670

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$22,500	2053		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Random Locations Throughout								
	Impact Damage, Extent : Light, Area Affected : 1%								
	Location : Rear Parking Area								
Retaining Walls									
	Cast in Place Concrete	100%			2068		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$7,200	2046		* *		
	Misaligned/Bulging, Extent : Light, Area Affected : 1%								
	Location : Brewer Boulevard								
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$12,000	2046		* *		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Near Rear Paring Area								
Activity Yard									
	Cast in Place Concrete	40%			2046		* *		
	Cast in Place Concrete	60%			2046		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	**	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two 800 Ampere Main Disconnect Switches								
	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									

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

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%			2038	* *	10	\$33,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%							
		Location : Throughout							
	Fluorescent	5%			2038	* *	10	\$2,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Fluorescent		35%			2033	\$319,200	10	\$19,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Egress Lighting									
Emergency, Battery		50%			2033	\$50,300	10	\$7,200	
	Exit, Battery	50%			2033	\$42,500	10	\$2,000	
Exterior Lighting									
HID		30%			2033	\$85,400	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Rooftop Perimeter							
		Explanation : Controlled Via Photocell							
No Component		70%							
Lightning Protection									
Arresters/Cabling	Generic	25%	4+	\$900	2048	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : North Roof							
		Explanation : Needs To Be Resecured							
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		
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		

*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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	50%			2038	**	1	\$14,800	
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Basement Boiler Room							
		Explanation : 1 Of 2 Units							
	Hot Water Boiler	50%	2-4	\$318,400	2053	**	1	\$13,300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Basement Boiler Room							
		Explanation : 1 Of 2 Units							
Distribution									
	Hot Wtr Piping/Pump	100%			2041	**	4	\$3,000	
Terminal Devices									
	Air Handler	25%	Now	\$28,200	2033	\$282,000	1	\$8,300	
		Broken, Extent : Moderate, Area Affected : 3%							
		Location : One Unit In Basement Women Locker Room							
	Convactor/Radiator	75%			2038	**	1	\$14,500	
Controls									
	Electrical	100%			2028	\$339,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%	Now	\$151,000	2043	**	2	\$400	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : North And South Roofs							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : North And South Roofs							
		Explanation : 2 Units Serving Corridors							
	Split Unit	5%			2041	**			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Serves Recreational Area, Lower Roof							
	Window/Wall Unit	10%			2028	\$22,700	1		
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,400	
	Exhaust Fans								
	Interior	20%			2033	\$53,200	2	\$400	
	Roof	80%			2033	\$93,000	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	**	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
SPRINGFIELD FAMILY RESIDENCE
Asset # : 2670

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									
	HW Heat Exchanger								
	HTHW/HW	100%			2043	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$1,900	4	\$1,900	
	Sewage Ejector(s)								
	Electric	100%			2033	\$31,900	4	\$2,400	
	Backflow Preventer								
	Generic	100%			2033	\$26,800	1	\$3,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Water Meter And Sprinkler Room							
		Explanation : Backflow Prevention Devices For Fire Sprinkler Service And Domestic Water Service.							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Cellar To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$16,800	

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 25-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,6
Block : 6 **Lot** : 14 **BIN** : 5000048

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	\$250,300	\$882,800
Electrical	\$66,000	\$376,400
Mechanical	\$65,800	\$1,061,500
Site Enclosure	\$56,900	
Total	\$439,100	\$2,320,600
Importance Code B	\$131,900	\$2,320,600
Importance Code C	\$307,300	
Total	\$439,100	\$2,320,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$137,600	\$3,300	\$32,600	
Interior Architecture	\$142,500			\$4,000
Electrical	\$72,700	\$4,300	\$4,700	\$4,600
Mechanical	\$56,000	\$7,000	\$9,600	\$7,000
Site Pavements	\$45,300			
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Total	\$469,400	\$29,900	\$62,300	\$30,900
Importance Code A	\$161,600	\$5,900	\$35,200	\$2,600
Importance Code B	\$225,800	\$24,000	\$27,100	\$28,300
Importance Code C	\$82,000			
Total	\$469,400	\$29,900	\$62,300	\$30,900



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
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE
Asset # : 1944

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	* *	5	\$29,000	
	Masonry: Brick	50%			LIFE	* *	5	\$58,000	
	Stucco Cement	45%			2049	* *	5	\$65,200	
Windows									
	Aluminum	90%	Now	\$36,000	2044	* *	5	\$1,900	
	Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Steel	10%	Now	\$31,500	2061	* *	5	\$2,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
	Location : Fifth Floor And Stairs								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Fifth Floor								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Fifth Floor And Stairs								
Parapets									
	Masonry: Brick	45%			LIFE	* *	5-10	\$17,400	
	Metal Panel	5%			2062	* *	5	\$1,100	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Metal Rail	5%	Now	\$900	2041	* *	5	\$2,000	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : At Corners Of Building								
	Stucco Cement	45%			2053	* *	5	\$6,600	
Roof									
	Modified Bitumen	95%			2044	* *	10	\$13,900	
	Skylight, Metal/Glass	5%	Now	\$10,300	2056	* *			
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Skylight								
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	* *	5		

Interior

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

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$3,900	LIFE	**	5	\$5,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Basement Locker Room Area								
	Ceramic Tile	5%	Now	\$6,400	2039	**	5	\$1,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Marble Panels	5%			LIFE	**	5	\$3,400	
	Terrazzo	15%	0-2	\$32,000	LIFE	**	5	\$5,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Lobby								
	Vinyl Tile	70%	Now	\$44,100	2036	\$882,800	3	\$12,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$11,100	
	Ceramic Tile	5%	Now	\$24,400	2039	**	5	\$2,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Bathroom Shower Stalls								
	Fiberglass Panel	5%			LIFE	**	10	\$1,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Bathrooms								
	Explanation : Wall Covering								
	Masonry: Brick	10%	Now	\$169,300	LIFE	**			
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
	Location : Mechanical Room								
	Plaster	75%	Now	\$81,100	LIFE	**	5	\$20,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Ceilings									
	AcousTileSusp.Lay-In	90%	Now	\$13,700	2041	**	5	\$20,500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Various Sixth Floor Dorm								
	Exposed Struc: Concrete	5%			LIFE	**	5-10	\$2,900	
	Metal Panel	5%	Now	\$1,500	LIFE	**	5	\$2,900	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Bathrooms								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Bathrooms								
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
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE
Asset # : 1944

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$56,900	2046		* *		
				Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
				Location : Gates And South Fence					
				Corrosion/Rusting, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
				Other Observation, Extent : Severe, Area Affected : 20%					
				Location : South Perimeter Fence					
				Explanation : Fence Failing Away					
Retaining Walls									
	Cast in Place Concrete	50%			2056		* *		
	No Component	50%							
				Other Observation, Extent : N/A, Area Affected : 0%					
				Location : South Perimeter					
				Explanation : Adjacent Constuction Underpinning Issues					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2049		* *		
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$1,000	2041		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Walkway Around Perimeter Of Building					
Parking/Driveway									
	Asphalt	90%	Now	\$34,000	2039		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 30%					
				Location : Throughout Parking Lot					
				Sinking/Subsiding, Extent : Moderate, Area Affected : 10%					
				Location : North Side Of Rear Parking Area					
	Cast in Place Concrete	10%	Now	\$10,300	2041		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 50%					
				Location : Throughout Front Parking Area					
Activity Yard									
	Cast in Place Concrete	80%			2041		* *		
	Pavers/Stone	5%			2045		* *		
	Rubber Matting	15%			2036				

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	\$15,100	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated 800 Amperes							

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
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE
Asset # : 1944

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%			2036	\$41,200	1		
	Panelboards								
	Fused Disc Sw	10%			2035	\$4,000	5	\$100	
	Molded Case Bkrs	90%			2035	\$35,900	5	\$600	
	Wiring								
	Thermoplastic	100%			2036	\$58,300	1		
	Motor Controllers								
	Locally Mounted	100%	2-4	\$1,800	2041	* *	5	\$100	
		Corroded, Extent : Moderate, Area Affected : 1%							
		Location : Roof							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : Ground Observed							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	\$6,600	1	\$8,000	
	Generators								
	Natural Gas	100%	4+	\$66,000	2051	* *	1	\$9,100	
		Overloaded, Extent : Moderate, Area Affected : 100%							
		Location : Outside Yard, Generator Can Not Handle Emergency Load							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Side Yard							
		Explanation : 12.5 Kilowatts							
Lighting									
	Interior Lighting								
	Fluorescent	75%			2031	\$298,200	10	\$18,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2031	\$19,900	10	\$1,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	20%			2044	* *			
	Egress Lighting								
	Emergency, Service	50%			2036	\$8,000	1		
	Exit/Emergency Light	5%			2041	* *			
	Combo								
	Exit, Service	45%			2036	\$5,100	1		
	Exterior Lighting								
	LED	30%			2044	* *			
	No Component	70%							
Alarm									

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

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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

Alarm

Security System
Generic

100% Now \$49,100 2046 * * 1 \$8,800
Cameras Damaged, Extent : Moderate, Area Affected : 50%
Location : Throughout
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways, Outside
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Digital

100% 2041 * * 1-3 \$16,100

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

Heating

Energy Source
Natural Gas

100% 2046 * * 1

Conversion Equipment
Steam Boiler

50% 0-2 \$22,800 2041 * * 1 \$11,600
Broken, Extent : Moderate, Area Affected : 50%
Location : Boiler Room
Other Observation, Extent : N/A, Area Affected : 50%
Location : Basement
Explanation : 1 Of 2 Is An Older Unit.

Steam Boiler

50% 2049 * * 1 \$12,900
Other Observation, Extent : N/A, Area Affected : 50%
Location : Basement
Explanation : 1 Of 2 Boilers Installed In 2020.

Distribution

Steam Piping/Pump

100% 0-2 \$10,500 2036 \$209,300
Leak Evident, Extent : Moderate, Area Affected : 100%
Location : Boiler Room

Terminal Devices

Convactor/Radiator

100% 2034 \$213,700 1 \$8,400

Controls

Electrical

100% 2031 \$145,300

Air Conditioning

Energy Source
Electricity

100% 2044 * * 1

Conversion Equipment

Split Unit

10% 2041 * *

Window/Wall Unit

20% 2031 \$19,800 1

No Component

70%

Terminal Devices

Fan Coil - 2 Pipe

5% 2036 \$12,000 1 \$400

No Component

95%

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
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE
Asset # : 1944

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	5%	Now	\$300	2036	\$1,100	2	\$700	
		Other Observation, Extent : N/A, Area Affected : 30% Location : Roof And By Fire Escape Stairs. Explanation : Refrigerant Piping Damaged And Missing Insulation.							
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,100	
Exhaust Fans									
	Roof	99%	Now	\$5,000	2036	\$50,200	2	\$600	
		Malfunctioning, Extent : Moderate, Area Affected : 15% Location : Roof. 5 Defective Fans.							
	Wall Unit	1%			2036	\$100	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Child Care Explanation : 2 Units.							
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2034	\$333,600	1		
Water Heater With Tanks									
	Gas Fired	70%			2034	\$35,900	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 3 Units Installed In 2014.							
	Gas Fired	30%	0-2	\$3,100	2034	\$15,400	2		
		Not in Service, Extent : Moderate, Area Affected : 100% Location : Basement							
Sanitary Piping									
	Cast Iron	100%	2-4	\$65,800	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 100% Location : Basement. Sewage Backing Up In Basement							
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2029	\$800	4	\$800	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement To 6th Floor Explanation : 2 Units. One Unit Not Woking							
Fire Suppression									

*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
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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								
	Generic	100%			2056	* *	1-2	\$7,300	
Chemical System	Generic	100%	2-4	\$2,900	2031	\$58,100	1	\$22,500	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Kitchen							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Set Fire Suppression On Hood							
		5 Feet X 10 Feet Which Equals 50 Square Feet							

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$549,200	
Interior Architecture	\$341,100	\$315,500
Electrical		\$899,100
Mechanical	\$463,700	\$1,294,900
Total	\$1,354,000	\$2,509,400
Importance Code A	\$549,200	\$584,400
Importance Code B	\$668,100	\$1,925,000
Importance Code C	\$136,800	
Total	\$1,354,000	\$2,509,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$48,400		\$19,600	
Interior Architecture	\$117,200			\$1,400
Electrical	\$6,900	\$5,300	\$12,200	\$6,300
Mechanical	\$38,400	\$4,600	\$10,500	\$4,600
Site Pavements	\$1,400			
Total	\$212,300	\$9,900	\$42,300	\$12,400
Importance Code A	\$51,200	\$2,700	\$22,500	\$2,700
Importance Code B	\$111,100	\$7,200	\$19,900	\$9,600
Importance Code C	\$50,000			
Total	\$212,300	\$9,900	\$42,300	\$12,400



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
STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset # : 4457

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	45%	Now	\$212,300	LIFE	* *	5	\$25,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Along Stockholm Street And Central Avenue Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 4th Floor Apartments And H And G Line Apartments									
	Masonry: Limestone	5%	Now	\$22,600	LIFE	* *	5	\$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Stucco Cement	50%	Now	\$162,200	2039	* *	5	\$35,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : West And South Side Of Building									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Apartment 2a									
Windows									
	Aluminum	100%	Now	\$174,600	2050	* *	5	\$6,100	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 75%									
Location : Throughout Apartments									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout Apartments And Offices									
Parapets									
	Cast Stone/Terra Cotta	20%			LIFE	* *	5	\$14,500	
	Masonry: Brick	35%	0-2	\$20,700	LIFE	* *	5	\$3,300	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%									
Location : Parapets									
	Stucco Cement	45%	2-4	\$5,200	2039	* *	5	\$5,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Parapets									
Roof									
	Modified Bitumen	95%			2039	* *	10	\$19,600	
	Skylight, Metal/Glass	5%			2054	* *	10	\$3,400	

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
STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset # : 4457

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
	Ceramic Tile	10%	Now	\$16,100	2043	**	5	\$2,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Toilets Throughout								
	Quarry Tile	5%			2047	**	5	\$4,300	
	Vinyl Tile	20%	Now	\$15,800	2034	\$315,500	3	\$4,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Apartment Kitchens								
	Patching Evident, Extent : Light, Area Affected : 10%								
	Location : Apartment Kitchen Throughout								
	Wood	60%	0-2	\$204,300	2049	**	5	\$32,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
	Location : Apartment Throughout								
Interior Walls									
	Ceramic Tile	20%	Now	\$74,400	2037	**	5	\$13,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Toilets Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Stairs								
	Gypsum Board	40%			LIFE	**	5	\$32,500	
	Masonry: Fieldstone	10%	0-2	\$62,300	LIFE	**			
	Other Observation, Extent : Light, Area Affected : 15%								
	Location : Basement								
	Explanation : Mortar Joint Erosion								
	Plaster	30%	Now	\$49,400	LIFE	**	5	\$12,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 4th Floor Apartments And G And H Line Apartments								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 4th Floor Apartments And G And H Line Apartments								
Ceilings									
	Plaster	100%	Now	\$33,800	LIFE	**	5	\$34,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Basement Mechanical Room								
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	**			

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
STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset # : 4457

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 50% 4+ \$600 2047 * *

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

Location : Throughout

Steel Grating 50% 2044 * * 1

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

Location : Exterior Fire Escapes

Explanation : Fire Escapes

Activity Yard

Cast in Place Concrete 100% 2-4 \$800 2047 * *

Cracking/Crumbling, Extent : Light, Area Affected : 2%

Location : Central Courtyard

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2044 * * 5 \$200

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

Location : Electrical Room

Explanation : Three Main Service Disconnect Switches Rated At One 400 Amperes And Two 200 Amperes.

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 \$800

Lighting

Interior Lighting

Fluorescent 30% 2034 \$251,000 10 \$15,100

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

Location : Offices, Basement, Hallways, Stairway

Explanation : T-12 Lamps

Incandescent 70% 2034 \$648,000 2 \$900

Egress Lighting

Emergency, Battery 50% 2039 * * 10 \$6,600

Exit, Service 50% 2039 * * 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
STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset # : 4457

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

Exterior Lighting

LED

30%

2042

* *

No Component

70%

Alarm

Security System

Generic

100%

2039

* *

1

\$20,500

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

Location : Hallways And Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog

100%

2039

* *

1-3

\$34,900

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		
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%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

\$584,400

1

\$27,200

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

Location : Boiler Room

Explanation : 5 Gasoline Fired Modular Hot Water Boiler At 300,000 British Thermal Unit Per Hour Each

Distribution

Hot Wtr Piping/Pump

100%

2033

\$120,300

4

\$2,700

Terminal Devices

Convactor/Radiator

100%

2032

\$449,700

1

\$17,800

Controls

Electrical

100%

2027

\$305,800

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Window/Wall Unit

15%

2027

\$31,300

1

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$30,700

Exhaust Fans

Roof

100%

2029

\$106,700

2

\$1,700

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
STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset # : 4457

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2044	* *	1		
	Galvanized Steel	20%			2032	\$140,400	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$51,200	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Two Units At 100 Gallons Each								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 : 24-Nov-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,Mez,4,6
Block : 458 **Lot** : 11 **BIN** : 1006546

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$466,400	\$148,100
Interior Architecture	\$322,700	\$2,262,300
Electrical		\$1,285,700
Mechanical	\$191,700	\$2,759,300
Total	\$980,900	\$6,455,400
Importance Code A	\$466,400	\$148,100
Importance Code B	\$514,400	\$6,307,300
Total	\$980,900	\$6,455,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$42,200		\$12,100	
Interior Architecture	\$134,200		\$7,700	\$11,500
Electrical	\$23,800	\$11,200	\$11,400	\$13,400
Mechanical	\$67,000	\$16,300	\$27,900	\$21,000
Site Enclosure	\$7,600			
Site Pavements	\$12,000			
Elevators/Escalators	\$23,000	\$23,000	\$23,000	\$23,000
Total	\$309,700	\$50,600	\$82,200	\$68,900
Importance Code A	\$49,000	\$6,800	\$18,900	\$6,800
Importance Code B	\$234,700	\$43,800	\$63,300	\$60,900
Importance Code C	\$26,100			\$1,200
Total	\$309,700	\$50,600	\$82,200	\$68,900



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
THIRD STREET SHELTER
Asset # : 1956

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$140,100	LIFE	**	5	\$68,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	90%	Now	\$326,300	LIFE	**	5	\$79,300	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Walls Facing Courtyard, Bulkhead							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Walls Facing Courtyard, Bulkhead							
	Worn/Erode, Extent : Moderate, Area Affected : 20%							
	Location : Walls Facing Courtyard, Bulkhead							
Windows								
Aluminum	95%			2044	**	5	\$3,400	
Steel	5%	Now	\$8,000	2061	**	5	\$1,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Stairs							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Stairs							
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5-10	\$5,400	
Masonry: Brick	70%	Now	\$28,200	LIFE	**	5	\$4,500	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Parapet Wall							
Metal Panel	2%			2056	**	5	\$500	
Metal Rail	15%			2049	**	5-10	\$17,200	
Metal: Cage/Fence	10%			2041	**	5-10	\$4,900	
Roof								
Cast in Place Concrete	3%			LIFE	**	10	\$2,100	
Modified Bitumen	92%			2041	**	10	\$38,700	
Skylight, Metal/Glass	5%			2056	**	10	\$7,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$44,800	
	Repairs in Progress, Extent : N/A, Area Affected : 100%							
	Location : Basement							
Mosaic Tile	5%			2041	**	5	\$12,800	
Vinyl Tile	80%	0-2	\$45,200	2036	\$2,262,300	3	\$30,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Under Construction	5%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Kitchen							
	Explanation : Kitchen Under Construction							

*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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2045	**	5	\$2,500	
	Gypsum Board	15%			LIFE	**	5-10	\$12,500	
	Plaster	75%	0-2	\$17,900	LIFE	**	5	\$11,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Under Construction	5%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Kitchen								
	Explanation : Kitchen Under Construction								
Ceilings									
	AcousTileSusp.Lay-In	15%			2049	**	5	\$15,400	
	Exposed Struc: Concrete	10%	Now	\$76,700	LIFE	**	5	\$1,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room								
	Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
	Location : Basement								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room								
	Paint Peeling, Extent : Severe, Area Affected : 50%								
	Location : Basement								
	Exposed Struc: Steel	5%	Now	\$246,000	LIFE	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Space Below Ramp At West Side								
	Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
	Location : Space Below Ramp At West Side								
	Plaster	65%	Now	\$40,500	LIFE	**	5	\$41,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor								
	Under Construction	5%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Kitchen								
	Explanation : Kitchen Under Construction								
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2056	**			
Retaining Walls									
	Cast in Place Concrete	50%	2-4	\$7,600	2056	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Sideyard Stair To Basement								
	Masonry: Brick	50%			2056	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2041	**			

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

Site Pavements

Activity Yard

Cast in Place Concrete 100% Now \$12,000 2049 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 40%

Location : Side Yard Area

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2036 \$25,300 5 \$300

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

Location : Electrical Room In Sub-basement

Explanation : One 1,600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw 100% 2036 \$162,600 5 \$300

Raceway

Conduit 100% 2036 \$115,900 1

Panelboards

Fused Disc Sw 5% 2035 \$4,500 5 \$100

Molded Case Bkrs 95% 2035 \$85,300 5 \$1,700

Wiring

Braided Cloth 50% 2035 \$87,000 1

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

Location : Throughout The Building

Thermoplastic 50% 2036 \$87,000 1

Motor Controllers

Locally Mounted 100% 2034 \$207,400 5 \$500

Ground

Grounding Devices

Not Accessible 100%

Stand-by Power

Transfer Switches

Automatic 100% 2034 \$13,700 1 \$21,200

Generators

Diesel 100% 2032 \$108,600 1 \$26,600

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

Location : Generator Room In Sub-basement

Explanation : One 200 Kilowatts

Batteries

Lead/Acid 100% 2027 \$2,500 5 \$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
THIRD STREET SHELTER
Asset # : 1956

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%			2035	\$12,800	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room In Sub-basement							
		Explanation : One 50 Gallons							
	Main Tank	50%			2039	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : One 275 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2031	\$104,600	10	\$6,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2031	\$20,900	10	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Stairway							
		Explanation : Compact Fluorescent Lamps							
	LED	78%			2044	* *			
	Under Construction	10%							
Egress Lighting									
	Emergency, Service	10%			2031	\$4,200	1		
	Emergency, Service	40%			2044	* *	1		
	Exit/Emergency Light Combo	1%			2044	* *			
	Exit, Service	9%			2031	\$2,700	1		
	Exit, Service	40%			2044	* *	1		
Exterior Lighting									
	LED	20%			2044	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2036	\$129,100	1	\$25,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Interior And Exterior							
		Explanation : CCTV System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	\$177,300	1-3	\$43,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Pull Box Station, Strobes, Bell, Horn, Smoke Detector And Fire Alarm Panel							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2046	* *	5	\$21,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Oil Tanks 10,000 Gallons Each					
	Conversion Equipment								
	Steam Boiler	100%			2049	* *	1	\$68,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement					
				Explanation : 3 Units					
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$96,700	2046	* *	4	\$3,400	
				Corroded, Extent : Severe, Area Affected : 50%					
				Location : Basement					
	Terminal Devices								
	Convactor/Radiator	100%			2034	\$562,200	1	\$22,200	
	Controls								
	Electrical	100%			2034	\$382,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%			2034	\$560,000	2	\$2,100	
				R-22 Refrigerant, Extent : Light, Area Affected : 15%					
				Location : 1st, 2nd And 4th Floor					
	Split Unit	10%			2041	* *			
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : 2nd Floor					
				Explanation : 1 Unit In Medical Room					
	Window/Wall Unit	10%			2031	\$26,000	1		
	No Component	30%							
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2041	* *	2	\$47,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$6,100	
	No Component	90%							
	Exhaust Fans								
	Roof	10%			2036	\$13,300	2	\$200	
	Wall Unit	15%			2036	\$4,400	2	\$300	
	No Component	75%							
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
THIRD STREET SHELTER
Asset # : 1956

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing									
H/C Water Piping									
Brass/Copper	50%			2036	\$441,500	1			
Galvanized Steel	50%	Now	\$21,900	2034	\$438,800	1			
Corroded, Extent : Severe, Area Affected : 20%									
Location : Sub-basement And Water Main									
HW Heat Exchanger									
Steam Fired	100%			2046	* *	4	\$6,800		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%	0-2	\$12,100	LIFE	* *	1			
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Sub-basement									
Sump Pump(s)									
Non-Submersible	100%			2041	* *	4	\$1,500		
Backflow Preventer									
Generic	100%			2041	* *	1	\$4,200		
Fixtures									
Generic	100%								
Instantaneous Hot Water									
Electric	100%			2041	* *				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 3 Seperate Components									
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *				
Controller Not Working, Extent : Moderate, Area Affected : 60%									
Location : Two Elevators Not Working									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1 Unit From Sub-basement To 6th Floor, 1 Unit From Basement To 6th Floor, 1 Unit From Sub-basement To 1st Floor									
Explanation : 3 Units									
Fire Suppression									
Standpipe									
Generic	100%			2036	\$316,500	1-5	\$35,900		
Sprinkler									
Generic	100%	Now	\$95,100	2046	* *	1-2	\$16,700		
Corroded, Extent : Severe, Area Affected : 20%									
Location : Basement									
Fire Pump									
Generic	100%	Now	\$6,600	2039	* *	1	\$11,600		
Corroded, Extent : Severe, Area Affected : 10%									
Location : Basement									
Chemical System									
Generic	100%			2034	\$58,100	1-10	\$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.

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$431,600	\$78,000
Interior Architecture	\$453,700	\$140,700
Electrical	\$1,074,000	\$811,900
Mechanical	\$347,200	\$1,399,200
Total	\$2,306,600	\$2,429,700
Importance Code A	\$569,700	\$78,000
Importance Code B	\$1,573,200	\$2,277,300
Importance Code C	\$163,700	\$74,400
Total	\$2,306,600	\$2,429,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$87,600		\$11,700	
Interior Architecture	\$81,800	\$9,900	\$7,200	\$4,600
Electrical	\$16,700	\$6,800	\$71,600	\$6,200
Mechanical	\$57,600	\$7,200	\$35,800	\$7,200
Site Pavements	\$3,800			
Total	\$247,500	\$23,900	\$126,300	\$18,000
Importance Code A	\$87,600	\$3,200	\$15,000	\$3,200
Importance Code B	\$125,100	\$10,800	\$111,300	\$14,700
Importance Code C	\$34,700	\$9,900		
Total	\$247,500	\$23,900	\$126,300	\$18,000



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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	5%	4+	\$5,700	LIFE	* *	5	\$3,500	
	Graffiti, Extent : Severe, Area Affected : 2%								
	Location : Sides Of Building								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Front Facade								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads A And B, Foundation Wall To Sub-basement								
	Metal Panel	2%	Now	\$1,800	2054	* *	5	\$2,600	
	Deformed/Dented, Extent : Severe, Area Affected : 10%								
	Location : Stair Bulkhead								
	Pre-Cast Concrete	3%			LIFE	* *	5	\$6,800	
	Stucco Cement	90%	Now	\$353,300	2039	* *	5	\$78,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Rear Of Building								
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Rear And Sides Of Building								
	Explanation : Graffiti								
Windows									
	Aluminum	95%	Now	\$28,300	2050	* *	5	\$14,800	
	Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Repairs in Progress, Extent : N/A, Area Affected : 5%								
	Location : Window Balance Repairs								
	Metal Clad	5%	4+	\$78,200	2059	* *	5	\$4,900	
	Bent/Warped Elements, Extent : Severe, Area Affected : 25%								
	Location : Stairs								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
Parapets									
	Metal Panel	5%			2054	* *	5	\$1,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Copings								
	Explanation : Metal Panel Over Stone Copings								
	Metal Panel	95%			2054	* *	5	\$22,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Side Face Of Brick Parapet Wall								
	Explanation : Metal Panel Cladding								

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	\$40,800	2039	* *			1
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Units 5f, 5i And 5e							
Skylight, Metal/Glass	5%	Now	\$11,000	2044	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Stairs A And C							
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Roof Of Building C							
	Explanation : Some Skylights Are Not Installed							
Interior								
Floors								
Carpet	2%			2033	\$34,400	3	\$3,900	
Cast in Place Concrete	5%	Now	\$8,300	LIFE	* *	5	\$10,600	
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Sub-basement Floor							
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location : Sub-basement							
	Explanation : Ground Water							
Ceramic Tile	10%	Now	\$11,000	2043	* *	5	\$4,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Staff Restroom On First Floor							
Quarry Tile	3%	Now	\$10,700	2039	* *	5	\$2,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
	Location : Security Office And Community Room							
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : 1st Floor Lobby And Corridor							
	Explanation : Loose Units							
Vinyl Tile	30%	Now	\$16,100	2039	* *	3	\$10,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Throughout 1st Floor							
Wood	50%	0-2	\$290,000	2049	* *	5	\$45,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Dry Rot/Decay, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							

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
Interior								
Interior Walls								
Ceramic Tile	2%	Now	\$163,700	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	\$5,000	
Gypsum Board	50%	Now	\$34,700	LIFE	* *	5	\$74,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	35%			LIFE	* *	5	\$26,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2039	* *	5	\$14,500	
Exposed Struc: Concrete	5%			LIFE	* *	5	\$800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	55%			LIFE	* *	5	\$66,300	
Plaster	20%			LIFE	* *	5	\$12,000	
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+	\$3,800	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		
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	\$25,300	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	\$162,600	5	\$300	
Raceway								
Conduit	95%			2034	\$110,100	1		
Conduit	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.

** 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

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									
Panelboards									
	Fused Disc Sw	5%			2033	\$4,500	5	\$100	
	Molded Case Bkrs	85%			2033	\$76,300	5	\$1,500	
	Molded Case Bkrs	10%			2050	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2034	\$156,500	1		
	Thermoplastic	10%			2054	* *	1		
Motor Controllers									
	Locally Mounted	100%			2032	\$207,400	5	\$400	
Ground									
Grounding Devices									
	Generic	100%	Now	\$10,400	LIFE	* *	5	\$1,000	
Corroded, Extent : Severe, Area Affected : 100%									
Location : Water Main Basement									
Lighting									
Interior Lighting									
	Fluorescent	65%			2029	\$642,800	10	\$38,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Apartment Units									
	Fluorescent	15%			2029	\$148,300	10	\$8,900	
T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Apartment Units									
	Fluorescent	10%			2034	\$98,900	10	\$6,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices, Electrical And Mechanical Room									
	LED	10%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2029	\$54,600	10	\$7,800	
	Exit, Service	30%			2029	\$8,400	1		
	Exit, Service	20%			2039	* *	1		
Exterior Lighting									
	HID	20%			2029	\$60,700	10		
	HID	10%			2039	* *	10		
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$24,300	
Fire/Smoke Detection									
	Generic, Analog	100%			2029	\$167,700	1-3	\$40,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Security Office First Floor									
Explanation : Alam Bell, Pull Boxes And Fire Alarm Panel The System Will Need To Upgrade For The Future									

*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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$138,100	2047	* *	1	\$28,900	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Basement. Broken Boiler Casing							
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Basement. Boiler Severely Leaking At Bottom Due To Broken Casing							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Subcellar							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$28,400	2033	\$142,100	4	\$3,200	
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Subcellar And Cellar							
	Terminal Devices								
	Convactor/Radiator	100%	0-2	\$106,300	2032	\$531,500	1	\$18,900	
		Damaged, Extent : Moderate, Area Affected : 40%							
		Location : Subcellar, Cellar And Various Floors							
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
	Controls								
	Electrical	100%			2032	\$361,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	20%	0-2	\$102,800	2032	\$205,600	2	\$600	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Subcellar And Cellar. All Units Are Not Working							
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Subcellar And Cellar							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Subcellar And Cellar							
	Window/Wall Unit	5%			2029	\$12,300	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,200	
	Exhaust Fans								
	Interior	20%			2034	\$57,700	2	\$400	
	Roof	80%	0-2	\$20,200	2034	\$100,900	2	\$1,300	
		Noisy/Vibrating, Extent : Moderate, Area Affected : 10%							
		Location : Roof. One Unit Vibrating And Noisy							
		Not in Service, Extent : Moderate, Area Affected : 70%							
		Location : Roof. 6 Units Are Not Working							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$17,100	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$4,600	LIFE	* *	1		
			Leak Evident, Extent : Moderate, Area Affected : 5%						
			Location : Rooms 5-a, 5-f						
	Sump Pump(s)								
	Submersible	100%			2027	\$2,000	4	\$2,100	
	Backflow Preventer								
	Generic	100%			2034	\$29,000	1	\$4,000	
	Fixtures								
	Generic	100%							
			Obsolete Fixtures, Extent : Severe, Area Affected : 30%						
			Location : Various Floors						
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$32,800	
	Sprinkler								
	No Component	95%							
	Generic	5%			2044	* *	1-2	\$900	
	Chemical System								
	No Component	98%							
	Generic	2%			2029	\$1,200	1-10	\$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.*

Print Date : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,360,700	\$256,000
Interior Architecture	\$413,100	\$3,332,500
Electrical	\$260,300	\$1,966,700
Mechanical	\$2,059,300	\$1,764,200
Total	\$4,093,400	\$7,319,400
Importance Code A	\$1,679,000	\$256,000
Importance Code B	\$2,414,400	\$6,988,000
Importance Code C		\$75,400
Total	\$4,093,400	\$7,319,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$20,200			
Interior Architecture	\$86,300			\$14,500
Electrical	\$82,000	\$9,500	\$66,400	\$8,500
Mechanical	\$4,900	\$13,600	\$29,900	\$13,600
Site Pavements	\$37,900			
Total	\$231,400	\$23,100	\$96,300	\$36,600
Importance Code A	\$65,500	\$9,000	\$9,000	\$9,000
Importance Code B	\$81,100	\$14,100	\$87,200	\$27,600
Importance Code C	\$84,700			
Total	\$231,400	\$23,100	\$96,300	\$36,600



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
URBAN FAMILY CENTER
Asset # : 4445

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$181,200	LIFE	* *	5	\$75,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Cast Stone/Terra Cotta	5%	Now	\$361,400	LIFE	* *	5	\$59,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Masonry: Brick	80%			LIFE	* *	5	\$121,100	
		Repairs in Progress, Extent : N/A, Area Affected : 50%							
		Location : Various Facades							
	Stucco Cement	5%	4+	\$8,600	2039	* *	5	\$9,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Rear Facade							
Windows									
	Aluminum	95%			2042	* *	5	\$18,100	
		Repairs in Progress, Extent : N/A, Area Affected : 20%							
		Location : Throughout							
	Metal Louvers	5%	0-2	\$2,600	2043	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Parapets									
	Metal: Cage/Fence	100%			2039	* *	5-10	\$86,800	

*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
URBAN FAMILY CENTER
Asset # : 4445

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	97%	Now	\$662,100	2044		* *		1	
	Drains Inad/Misposn, Extent : Severe, Area Affected : 100%								
	Location : Main Roof								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%								
	Location : Parapet Walls								
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Main Roof								
	Seams Open/Split, Extent : Severe, Area Affected : 40%								
	Location : Throughout Main Roof								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Upper Floors								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Main Roof								
	Explanation : Very Poor Installation								
Skylight, Metal/Glass	3%	Now	\$105,300	2044		* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Bulkheads, Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads, Throughout								
	Repairs in Progress, Extent : N/A, Area Affected : 100%								
	Location : Main Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads, Throughout								
Interior									
Floors									
Cast in Place Concrete	5%	4+	\$11,600	LIFE		* *	5	\$14,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Basement Mechanical Room								
Ceramic Tile	10%	Now	\$76,900	2043		* *	5	\$6,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Bathrooms In Apartments								
Vinyl Tile	85%	0-2	\$64,000	2034	\$3,201,200		3	\$43,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Basement And 1st Floor Offices, Apartments Throughout								
	Worn/Erode, Extent : Light, Area Affected : 75%								
	Location : Basement And 1st Floor Offices, Apartments Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	5%	Now	\$49,400	2043	**	5	\$9,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Apartments Bathrooms Throughout								
	Concrete Masonry Unit	5%			LIFE	**	5	\$7,200	
	Gypsum Board	10%	Now	\$10,000	LIFE	**	5	\$21,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Apartments Throughout								
	Plaster	70%			LIFE	**	5	\$75,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Staircases Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Staircases Throughout								
Ceilings									
	AcousTileSusp.Lay-In	10%			2047	**	5	\$12,800	
	Gypsum Board	20%	0-2	\$8,900	LIFE	**	5	\$32,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Plaster	70%	Now	\$272,200	LIFE	**	5	\$55,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads								
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2069	**			
	Deteriorated Finish, Extent : Light, Area Affected : 50%								
	Location : Throughout Main Entrance								
Retaining Walls									
	Cast in Place Concrete	100%			2069	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$12,600	2047	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : West Side Of Building								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : West Side Of Building								
	Tripping Hazard, Extent : Moderate, Area Affected : 5%								
	Location : West Side Of Building								
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$25,300	2047	**			
	Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
	Location : Rear Alley								

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			
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%	0-2	\$45,300	2064	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 800 Ampere Main Disconnect Switches. Enclosure Shows Signs Of Rust.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%	0-2	\$162,600	2064	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Equipment Shows Signs Of Rust.							
	Raceway								
	Conduit	15%			2034	\$17,400	1		
	Conduit	85%			2034	\$98,500	1		
	Panelboards								
	Fused Disc Sw	5%			2033	\$6,000	5	\$100	
	Fused Disc Sw	10%			2033	\$12,000	5	\$200	
	Molded Case Bkrs	15%			2042	* *	5	\$400	
	Molded Case Bkrs	70%			2033	\$83,800	5	\$1,700	
	Wiring								
	Braided Cloth	10%	0-2	\$17,400	2059	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	40%			2044	* *	1		
	Thermoplastic	50%			2034	\$87,000	1		
	Motor Controllers								
	Locally Mounted	30%			2039	* *	5	\$200	
	Locally Mounted	70%			2032	\$207,400	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,400	LIFE	* *	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Of Building A Sprinkler Room							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	\$1,388,900	10	\$83,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T8 Lamps							
	Egress Lighting								
	Emergency, Battery	30%			2029	\$46,000	10	\$6,600	
	Emergency, Battery	20%			2039	* *	10	\$4,400	
	Exit, LED	10%			2062	* *	1		
	Exit, Battery	40%			2029	\$51,700	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Exterior Lighting

HID	10%			2029	\$42,600	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			
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%	4+		\$125,700	2054	* *	1		
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement Vault, Fuel Tank And Fuel Delivery System Were Damaged During Hurricane Sandy, The Facility Presently Operates On Temporary Fuel Source</i>									

Conversion Equipment

Steam Boiler	100%	Now		\$318,300	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 : N/A, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 2 Units</i>									

Distribution

Central Plant Steam Piping/Pmp	100%	4+		\$770,100	2054	* *	4	\$4,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Leaking Steam Piping In Various Locations</i>									
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : All New Steam Traps Recently Installed</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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	95%	4+	\$212,700	2047	**	1	\$25,200	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Fan Coil Unit/Heat	5%			2029	\$113,200	1	\$1,500	
	Controls								
	Pneumatic	100%			2035	\$1,764,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2032	\$34,600	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,200	
	No Component	80%							
	Exhaust Fans								
	Roof	10%			2034	\$17,700	2	\$300	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$58,600	2044	**	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Corroded, Leaking Riser Piping							
	HW Heat Exchanger								
	Steam Fired	100%	4+	\$88,300	2054	**	4	\$9,000	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement, Equipment Was Damaged During Hurricane Sandy							
	Sanitary Piping								
	Cast Iron	90%	Now	\$207,000	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Throughout. Occasional Sewage Backup In Basement							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Not Corrected Pitch							
	Cast Iron	10%	0-2	\$69,000	LIFE	**	1		
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Throughout Residence Bathrooms, Defective Bath Tube Triple Lever Valves							
	Storm Drain Piping								
	Cast Iron	100%	4+	\$96,600	LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

*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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	20%	0-2	\$3,700	2044	* *	4	\$400	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Basement, 4 Of 8 Defective Pumps							
	Non-Submersible	80%			2029	\$14,600	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2034	\$40,800	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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$51,600	\$131,200
Interior Architecture	\$89,300	
Electrical	\$68,500	\$308,100
Mechanical		\$85,400
Total	\$209,400	\$524,700
Importance Code A	\$51,600	\$131,200
Importance Code B	\$157,800	\$393,500
Total	\$209,400	\$524,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$12,200		\$11,400	
Interior Architecture	\$46,900	\$6,700		\$1,200
Electrical	\$4,800	\$4,200	\$9,400	\$4,200
Mechanical	\$4,000	\$3,700	\$48,300	\$4,800
Site Enclosure	\$600			
Total	\$68,400	\$14,600	\$69,100	\$10,300
Importance Code A	\$14,400	\$2,200	\$13,700	\$2,200
Importance Code B	\$19,700	\$12,300	\$55,400	\$8,000
Importance Code C	\$34,300			
Total	\$68,400	\$14,600	\$69,100	\$10,300



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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	2-4	\$51,600	LIFE	**	5	\$12,500	
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Front Facade							
Metal Panel	5%			2054	**	5-10	\$6,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,900	
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	\$2,000	
Masonry: Brick	30%			LIFE	**	5	\$1,500	
Metal Panel	40%			2054	**	5	\$7,800	
Metal Rail	5%	Now	\$900	2039	**	5	\$1,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Stucco Cement	20%			2039	**	5	\$2,600	
Roof								
Modified Bitumen	98%	0-2	\$6,600	2034	\$131,200			
	Alligatoring, Extent : Moderate, Area Affected : 10%							
	Location : Stair Bulkhead							
Skylight, Metal/Glass	2%	0-2	\$1,400	2044	**			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Bulkhead							
Interior								
Floors								
Carpet	5%			2033	\$29,400	3	\$3,300	
Ceramic Tile	40%			2043	**	5	\$13,300	
Vinyl Tile	10%	0-2	\$1,800	2039	**	3	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Daycare, Offices And Apartment Kitchens							
Wood	45%	0-2	\$89,300	2062	**	5	\$14,000	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Apartment Units							
Interior Walls								
Ceramic Tile	25%	Now	\$22,700	2043	**	5	\$10,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Corridors And Stairs							
Concrete Masonry Unit	20%			LIFE	**	5	\$6,600	
Gypsum Board	50%	Now	\$11,600	LIFE	**	5	\$24,800	
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Apartment 4c							
Masonry: Brick	1%			LIFE	**			
Masonry: Fieldstone	4%			LIFE	**			

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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Gypsum Board	85%	Now	\$9,900	LIFE	* *	5	\$35,400	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Daycare Bathroom							
	Plaster	15%			LIFE	* *	5	\$3,100	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2069	* *			
	Retaining Walls								
	Cast in Place Concrete	50%			2069	* *			
	Masonry: Brick	50%	0-2	\$600	2044	* *			
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%							
		Location : Main Entry Ramp							
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		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front And Rear Of Building							
		Explanation : Firescapes							
	Activity Yard								
	Rubber Matting	100%			2034				

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere And Two 200 Ampere Main Disconnect Switches.							
	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.

** 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

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	\$700	
Lighting									
	Interior Lighting								
	Fluorescent	45%			2034	\$308,100	10	\$18,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Kitchen At The Apartments							
	Fluorescent	10%			2029	\$68,500	10	\$4,100	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Day Care At 1st Floor							
	LED	45%			2044	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : All Apartments							
	Egress Lighting								
	Emergency, Battery	50%			2042	* *	10	\$5,400	
	Exit, LED	50%			2069	* *	1		
	Exterior Lighting								
	HID	20%			2034	\$42,000	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$16,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Exterior Of The Building							
		Explanation : Cameras Security System Only							
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	* *	1-3	\$27,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement And 1st Floor Only							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2039	* *	1	\$22,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Gasoline Fired Modular Hot Water Boilers, Hydrotherm 720,000 Btu							
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$2,200	
	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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Window/Wall Unit	25%			2029	\$42,600	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$12,500	
	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	\$85,400	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 71 Gallon Tanks, Two 120 Gallon Tanks							
	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	
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Laundry Room							
		Explanation : One Sprinkler Head Observed In Laundry Room							

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,999,100	\$104,800
Interior Architecture	\$379,700	\$1,546,500
Electrical	\$1,368,600	\$532,300
Mechanical	\$691,700	\$242,700
Total	\$4,439,100	\$2,426,400
Importance Code A	\$1,999,100	\$289,400
Importance Code B	\$2,440,000	\$2,136,900
Total	\$4,439,100	\$2,426,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$29,800		\$400	
Interior Architecture	\$270,300	\$8,800		\$7,700
Electrical	\$25,100	\$10,200	\$41,100	\$9,400
Mechanical	\$108,200	\$11,100	\$34,300	\$13,400
Site Enclosure	\$19,000			
Site Pavements	\$11,300			
Elevators/Escalators	\$16,800	\$16,800	\$16,800	\$16,800
Total	\$480,600	\$47,000	\$92,700	\$47,400
Importance Code A	\$30,900	\$2,200	\$1,700	\$2,200
Importance Code B	\$408,800	\$44,700	\$91,000	\$45,200
Importance Code C	\$40,800			
Total	\$480,600	\$47,000	\$92,700	\$47,400



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
WEBSTER AVENUE SRO
Asset # : 4451

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$27,600		
Masonry: Brick Cavity	95%	Now	\$913,100	LIFE	**	5	\$104,800		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Side Of Building									
Windows									
Aluminum	100%	4+	\$826,000	2050	**	5	\$14,400		
Air Infiltration, Extent : Severe, Area Affected : 60%									
Location : Throughout									
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Missing Windows In 5 Locations									
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Side Of Building									
Parapets									
Masonry: Brick Cavity	95%			LIFE	**	5	\$4,300		
Metal Panel	5%			2044	**	5	\$900		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Coping									
Explanation : Location Noted									
Roof									
IRMA/Protected Membrane	80%	Now	\$26,000	2029	\$260,000				
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : Main Roof									
Recent Repair Evident, Extent : Light, Area Affected : 5%									
Location : Main Roof									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Cafeteria And 9th Floor Lounges									
Other Observation, Extent : Light, Area Affected : 5%									
Location : Main Roof									
Explanation : Missing Insulation And Gravel									
Metal Panel	15%			2047	**	10	\$3,800		
Skylight, Metal/Glass	5%			2044	**	10	\$2,300		
Interior									
Floors									
Carpet	15%			2027	\$234,300	3	\$26,500		
Cast in Place Concrete	10%			LIFE	**	5	\$19,300		
Ceramic Tile	5%			2043	**	5	\$4,400		
Vinyl Tile	60%			2034	\$1,463,700	3	\$19,900		
Vinyl Tile	10%	Now	\$244,000	2044	**	3	\$3,300		
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Pavilion And Basement									
Worn/Erode, Extent : Severe, Area Affected : 25%									
Location : Pavilion, Lounge									

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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$3,300	
	Glass: Single Pane	10%			LIFE	**	5	\$4,900	
	Gypsum Board	80%	4+	\$14,600	LIFE	**	5	\$31,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bathrooms And Offices							
	Under Construction	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : Location Noted							
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$4,400	2039	**	5	\$6,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Kitchen							
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Laundry Room							
	AcousTileSusp.Lay-In	5%	Now	\$73,400	2054	**	5	\$2,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Ceiling In Basement							
	Exposed Struc: Concrete	5%	Now	\$13,200	LIFE	**	5	\$700	
		Exposed Reinforcement, Extent : Severe, Area Affected : 2%							
		Location : Electric Room							
	Gypsum Board	75%	Now	\$57,900	LIFE	**	5	\$82,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Cafeteria							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	4+	\$2,800	2069	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Webster Avenue							
Free Standing Walls									
	Masonry: Brick	100%	Now	\$10,400	2044	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Front Entrance							
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%							
		Location : Throughout East Elevation							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$5,700	2069	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : North Side Of Building							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			

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		
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	\$11,300	2047	* *
------------------------	------	-----	----------	------	-----

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%**Location : Front Steps*

Parking/Driveway

Cast in Place Concrete	100%			2047	* *
------------------------	------	--	--	------	-----

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034	\$22,600	5	\$200
---------------	------	--	--	------	----------	---	-------

*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	\$117,000	5	\$200
---------------	-----	--	--	------	-----------	---	-------

Molded Case Bkrs	10%			2034	\$13,000	5	\$200
------------------	-----	--	--	------	----------	---	-------

Raceway

Conduit	100%			2034	\$60,100	1	
---------	------	--	--	------	----------	---	--

Panelboards

Molded Case Bkrs	100%			2033	\$89,800	5	\$1,500
------------------	------	--	--	------	----------	---	---------

Wiring

Thermoplastic	100%			2034	\$87,600	1	
---------------	------	--	--	------	----------	---	--

Motor Controllers

Locally Mounted	100%			2032	\$177,800	5	\$400
-----------------	------	--	--	------	-----------	---	-------

Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$900
---------	------	--	--	------	-----	---	-------

Stand-by Power

Transfer Switches

Automatic	100%			2032	\$13,700	1	\$17,800
-----------	------	--	--	------	----------	---	----------

Generators

Diesel	100%			2030	\$108,600	1	\$22,400
--------	------	--	--	------	-----------	---	----------

*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%			2027	\$2,500	5	\$2,100
-----------	------	--	--	------	---------	---	---------

*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
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	\$5,100	2059	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Day Tank Is Leaking Due To Damage							
	Main Tank	50%			2037	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One Main Tank Rated At Capacity 1,000 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2029	\$352,500	10	\$21,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices Throughout The Building, Hallways, Cafeteria, Basement							
	Fluorescent	60%			2029	\$528,700	10	\$31,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Tenants Rooms, Lobby							
	Egress Lighting								
	Emergency, Service	50%			2029	\$17,800	1		
	Exit, Service	50%			2029	\$12,500	1		
	Exterior Lighting								
	HID	25%	Now	\$6,800	2029	\$67,600			
		Damaged Fixtures, Extent : Moderate, Area Affected : 10%							
		Location : Exterior Walls - Building Perimeter							
	LED	5%			2042	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2037	* *	5	\$100	
Alarm									
	Security System								
	Generic	100%			2029	\$108,700	1	\$21,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Exterior Walls - Building Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2029	\$149,400	1-3	\$35,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns							

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

Heating

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

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

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	15%			2044	**	1		
	Natural Gas	5%			2044	**	1		
	Interruptible Gas/Dual Fuel	80%			2044	**	1		
Conversion Equipment									
	Furnace	10%			2042	**	1	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Pavilion Roof							
		Explanation : 2 Rooftop Units							
	Heat Pump Air Sourced	30%			2032		2	\$5,400	
	Hot Water Boiler	30%			2032	\$184,600	1	\$8,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Under Construction	30%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : 1 Hot Water Boiler							
Distribution									
	Hot Wtr Piping/Pump	80%			2042	**	4	\$2,300	
	No Component	20%							
Terminal Devices									
	Convactor/Radiator	75%			2039	**	1	\$14,000	
	No Component	25%							
Controls									
	Electrical	100%			2029	\$322,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Heat Pump Air Sourced	30%	0-2	\$52,000	2028	\$260,100	2	\$900	
		Not in Service, Extent : Moderate, Area Affected : 85%							
		Location : Various Locations							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 52 Small Units, Various Locations							
	Window/Wall Unit	50%			2029	\$109,700	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$6,500	
	No Component	80%							
Exhaust Fans									
	Roof	20%			2034	\$22,500	2	\$400	
	No Component	80%							

*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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping	Brass/Copper	15%	Now	\$11,200	2044	* *	1		
		Booster Pump w/Tank, Extent : Moderate, Area Affected : 75%							
		Location : Defective Unit Set. Basement							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Water Main							
	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	\$3,500	2034	\$11,600	4	\$1,200	
Broken, Extent : Severe, Area Affected : 50%									
Location : Basement 1 Of 2 Pumps									
Corroded, Extent : Moderate, Area Affected : 50%									
Location : The Housing, Basement									
Sewage Ejector(s)	Electric	100%			2034	\$30,300	4	\$2,300	
Backflow Preventer	Generic	100%			2039	* *	1	\$3,600	
Fixtures	Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 15%									
Location : Various Locations									
Tankless Water Heater(POU)	Gas Fired	100%			2027	\$32,400	2	\$1,300	
Hot Water Storage Tank	Generic	100%			2029	\$15,400	1	\$2,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Room									
Explanation : 300 Gallons									
Vertical Transport									
Elevators	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 9th Floor									
Explanation : 2 Units									
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	

*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

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	\$58,100	1-10	\$29,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 20 Square Feet							

*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 : 13-Aug-2025

DEPT. OF HOMELESS SERVICES - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$81,200	\$217,900
Interior Architecture	\$813,700	\$285,500
Electrical	\$132,400	\$176,500
Mechanical		\$591,300
Site Enclosure	\$96,700	
Site Pavements	\$59,400	
Total	\$1,183,400	\$1,271,200
Importance Code A	\$81,200	\$344,300
Importance Code B	\$1,102,200	\$926,900
Total	\$1,183,400	\$1,271,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$48,600			
Interior Architecture	\$65,400			\$1,300
Electrical	\$35,200	\$2,700	\$55,900	\$3,300
Mechanical	\$5,400	\$5,200	\$36,900	\$5,200
Site Pavements	\$29,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$191,100	\$15,100	\$100,100	\$16,900
Importance Code A	\$51,500	\$2,900	\$2,900	\$2,900
Importance Code B	\$109,200	\$12,200	\$97,100	\$14,100
Importance Code C	\$30,400			
Total	\$191,100	\$15,100	\$100,100	\$16,900



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
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	* *	5	\$4,500	
	Masonry: Brick	98%			LIFE	* *	5	\$44,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : East Side Near Parking Area									
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%									
Location : East Side Near Parking Area									
Windows									
	Aluminum	95%	0-2	\$25,800	2050	* *	5	\$5,400	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Wood	5%	Now	\$22,900	2059	* *	5	\$2,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Basement Maintenance Rooms									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Basement Maintenance Rooms									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Basement Maintenance Rooms									
Parapets									
	Metal Rail	100%			2047	* *	5-10	\$133,700	
Roof									
	Modified Bitumen	100%			2034	\$165,400	10	\$15,100	

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
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,000	
Ceramic Tile	10%	0-2	\$23,300	2037	* *	5	\$2,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout Shower And Toilet Rooms								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%								
Location : Throughout Shower And Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout Shower And Toilet Rooms								
Vinyl Tile	25%	4+	\$28,600	2034	\$285,500	3	\$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st Floor								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	55%	2-4	\$813,700	2074	* *	5	\$21,300	
Deflection Evident, Extent : Moderate, Area Affected : 50%								
Location : Throughout 2nd - 4th Floors								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout 2nd - 4th Floors								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : 2nd - 4th Floors Plywood Patches Replace Strip Flooring								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%								
Location : Throughout 2nd - 4th Floors								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout 2nd - 4th Floors								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$900	
Glass: Single Pane	2%			LIFE	* *	5	\$700	
Gypsum Board	43%			LIFE	* *	5	\$11,600	
Masonry: Brick	35%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	2%			2047	* *	5	\$800	
Exposed Struc: Wood	15%			LIFE	* *			
Gypsum Board	83%	0-2	\$12,000	LIFE	* *	5	\$42,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Day Room								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Day Room								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2054	* *			
Iron Picket	10%			2069	* *			

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
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	4+	\$96,700	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	\$59,400	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+	\$29,300	2037	* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Parking Area</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	2034	\$15,100	5	\$100
Other Observation, Extent : N/A, Area Affected : 100%					
Location : Electrical Room - Basement					
Explanation : Six Main Disconnect Switches Rated At Approximately 400 Amperes Each					

Raceway

Conduit	80%			2034	\$33,000	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	\$400
Other Observation, Extent : N/A, Area Affected : 100%					
Location : Electrical Room					
Explanation : Recent Installation					

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
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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

Lighting

Interior Lighting

Fluorescent

30%

2029

\$132,400

10

\$8,000

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

40%

2034

\$176,500

10

\$10,600

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

LED

30%

2039

* *

Egress Lighting

Emergency, Battery

50%

2039

* *

10

\$3,500

Exit, Battery

50%

2039

* *

10

\$1,000

Exterior Lighting

HID

30%

2029

\$40,600

10

No Component

70%

Alarm

Security System

Generic

100% Now

\$32,700

2039

* *

1

\$9,700

*Cameras Damaged, Extent : Moderate, Area Affected : 60%**Location : Throughout The Building**Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$18,400

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

Heating

Energy Source

Fuel Oil No 2

100%

2034

\$66,500

5

\$9,000

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Building Exterior - Above Ground - 1 Tank, 5,000 Gallons*

Conversion Equipment

Steam Boiler

50%

2032

\$126,400

1

\$14,400

*Boiler Used For Hot Water, Extent : Light, Area Affected : 100%**Location : Boiler Room - Boiler No. 1 - Boiler With Built-in Domestic Hot Water Heat Exchanger**On Extended Life, Extent : Light, Area Affected : 100%**Location : Boiler Room - Boiler No. 1**Repairs In Progress, Extent : N/A, Area Affected : 100%**Location : Boiler Room - Boiler No. 1 - Re-tubing In Progress*

Steam Boiler

50%

2047

* *

1

\$14,400

*Boiler Used For Hot Water, Extent : Light, Area Affected : 100%**Location : Boiler Room - Boiler No. 2 - Boiler With Built-in Domestic Hot Water Heat Exchanger*

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
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	100%			2044	* *			
Repairs In Progress, Extent : N/A, Area Affected : 10%									
Location : Boiler Room - Condensate Feedwater Pump Replacement In Progress									
Terminal Devices									
	Convactor/Radiator	100%			2032	\$237,100	1	\$9,400	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
Controls									
	Electrical	100%			2033	\$161,200			
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Boiler Room - Heat Timer System									
Air Conditioning									
Energy Source									
	Electricity	20%			2042	* *	1		
	No Component	80%							
Conversion Equipment									
	Window/Wall Unit	20%			2029	\$22,000	1		
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	5%			LIFE	* *	2-5	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : From Rooftop Exhaust Fan To 4th Floor Locker / Toilet Rooms									
Explanation : Location Noted									
	No Component	95%							
Exhaust Fans									
	Roof	5%			2029	\$2,800	2		
	Wall Unit	20%			2029	\$2,500	2	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Various Locker / Toilet Rooms									
Explanation : Location Noted									
	No Component	75%							
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		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Exterior Leaders Connecting To Building Interior Storm Drainage									

*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
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	10%			2034	\$600	4	\$100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Sump Pump Room No. 2 Explanation : 1 Simplex Set							
	Submersible	60%			2027	\$500	4	\$600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Sump Pump Rooms No.1 And No.2 Explanation : 2 Duplex Sets							
	Submersible	30%			2029	\$300	4	\$200	
		Recent Replace Evident, Extent : N/A, Area Affected : 100% Location : Boiler Room - 1 Duplex Set							
Fixtures									
	Generic	100%							
Hot Water Storage Tank									
	Generic	100%			2039	* *	1	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 2 Units, 80 Gallons Each. Boilers Generate Domestic Hot Water Via Built-in Heat Exchangers							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement To 4th Floor Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$8,100	

*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.*