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

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



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

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

Asset #: 1976

Architecture	Currer	t Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	0.50/ 3.5	* 0 - 000			_	000 000	
Masonry: Brick	Location: West E Joint Mortar Miss/ Location: Rear V Painted Surfaces, E Location: Front	Erode, Extent : Light Vall Extent : Light, Area A Facade	, Area A <u>f</u>	Tected : 10%	5	\$23,600	
Stucco Cement	15% 4+ Cracking/Crumblin Location: West I	\$4,700 ng, Extent : Light, Are Elevation	2040 ea Affecte	* * ed : 10%	5	\$5,200	
Windows							
Aluminum	100%		2043	* *	5	\$1,900	
Parapets							
Masonry: Brick	95%		LIFE	* *	5	\$4,200	
Metal Panel	Location : Metal	, Extent : N/A, Area A Coping ly Visible From Stree			5	\$800	
Roof	Explanation : On	iy visiole i rom siree	i Level C	n South Lievation			
Asphalt Shingle IRMA/Protected Membrane	5% 85% Now	\$44,700	2031 2035	\$9,600 \$893,700	10	\$300	
	Location: Throug	Extent : Moderate, 2					
		Extent : Moderate, A	1rea Affe	cted : 10%			
Roll Roofing	10%		2031	\$23,100	5	\$5,900	
Soffits							
Stucco Cement	100%		2040	* *	5	\$400	
erior							
Floors Ceramic Tile	10%		2029	* *	5	\$2,600	
Quarry Tile	5% 4+	\$2,700	2038 2040	* *	5 5	\$3,600 \$1,400	
Quarry Trie		ng, Extent : Light, Ar			3	\$1,400	
Vinyl Tile	85% Now Cracking/Crumblin Location: Through	\$17,000 ag, Extent : Light, Ara ghout	2035 ea Affecte	\$851,700 ed : 10%	3	\$11,600	
Interior Walls							
Ceramic Tile	10%		2038	* *	5	\$4,300	
Gypsum Board	85%		LIFE	* *	5	\$22,100	
SGFT/Glazed Masonry	5%		LIFE	* *			

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

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

Asset #: 1976

Architecture	Current	Current Repair Future Replacement		M			
System Component Type	% of Fail Date Total (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 Elen		t, Area Ą	ffected: 5%			
	Location : Laundry		4 40	r , 1 250/			
	Misaligned/Bulging, Location: Through		Area AJJ	ieciea : 25%			
	Staining/Discoloring		na Affact	ad · 500/			
	Location: Through	-	ги Ајјеси	ea . 30%			
Site Enclosure							
Fence/Gates							
Chain Link	35%		2045	* *			
Iron Picket	40%		2055	**			
Metal Panel	25%		LIFE	* *			
	Other Observation, I		ffected :	100%			
	Location : Mechan						
D	Explanation : Actu	al Material Is Vinyl	Fence				
Retaining Walls Masonry: Fieldstone	100%		2061	* *			
Wasoniy. Fleidstone	Other Observation, I	Extent · N/A Area A		100%			
	Location : Rear Of		ууссиси .	10070			
	Explanation: Inter	-					
Site Pavements	· 1 · · · · · · · · · · · · · · · · · ·						
Public Sidewalk							
Cast in Place Concrete	100% 0-2	\$9,300	2040	* *			
	Cracking/Crumbling	g, Extent : Light, Are	ea Affecto	ed : 5%			
	Location : Through	iout					
On-Site Walkways							
Cast in Place Concrete	100%		2040	* *			
Parking/Driveway	202/		2012				
Asphalt	90%	E	2048	**			
	Other Observation, I		ffected :	100%			
	Location : Parking						
A 1 1	Explanation: Rece		20.50	* *			
Asphalt	10% 0-2	\$4,400	2050				
	Cracking/Crumbling		, Area Aj	<i>пес</i> иеа : 100%			
	Location : Entranc	e Apron					

Electrical	Current Repair	Future Replac	ement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
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				

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

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

Asset #: 1976

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year I 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	1000/	20.40	ماد ماد		φ π (00	
Automatic	100%	2048	* *	1	\$7,600	
Generators	1000/	2011	ילי ילי		ФО 600	
Diesel	100%	2044	**	1	\$9,600	
	Other Observation, Extent Location : Outdoor Enclo		00%			
Batteries	Explanation: One 60 Kilo)watts				
Lead/Acid	100%	2030	\$2,500	5	\$900	
Lead/Acid	Recent Installation, Extent		· ·	3	\$900	
	Location : Emergency Ge		0070			
Fuel Storage	Location . Emergency Ge	nerator Enerostire				
Main Tank	100%	2063	* *	5		
Maiii Talik	Other Observation, Extent		00%	3		
	Location : Adjacent To Ge	**	0070			
	Explanation: One 300 Ge					
Lighting	Explanation . One 300 G	iiions Estimatea				
Interior Lighting						
Fluorescent	5%	2030	\$18,400	10	\$1,100	
1 10/01 200 2110	T-8 Lamps And Fixtures, Ex				\$1,100	
	Location : Kitchen, Stairs					
Fluorescent	93%	2030	\$342,900	10	\$20,700	
Tuorescent	T-12 Lamps And Fixtures, I			10	φ20,700	
	Location : Throughout Th		. 100/0			
LED			* *			
LED	2%	2043	ተ ቸ			
Egress Lighting	500/	2042	* *	10	#2.000	
Emergency, Battery	50%	2043	* *	10	\$2,900	
Exit, Battery	50%	2043	ጥ ጥ	10	\$800	

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

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

Asset #: 1976

Electrical	С	urrent R	epair	Futur	e Replacement	M	aintenance	
System Component Type		nil 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 Install	lation, Ex	ctent : N/A, Area A	ffected :	100%			
	Location: T	Througho	ut The Building					

Mechanical	Current Repair	Futur	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Estimates Total (Years)	ated 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: 1	V/A, Area Affected :	100%			
	Location: Basement					
	Explanation: One Fuel Oil	Tank				
Conversion Equipment						
Hot Water Boiler	100%	2040	* *	1	\$12,000	
	Other Observation, Extent: 1	V/A, Area Affected :	100%			
	Location: Basement - Boile	er Room				
	Explanation : One Hot Wat	er Boiler				
Distribution						
Hot Wtr Piping/Pump	100%	2034	\$53,000	4	\$1,200	
Terminal Devices						
Convector/Radiator	50%	2033	\$99,100	1	\$3,900	
No Component	50%					
1	Other Observation, Extent: 1	N/A, Area Affected :	0%			
	Location : Throughout					
	Explanation : Reported Un	der Air Conditioning	3			
Air Conditioning						
Energy Source						
Electricity	100%	2051	* *	1		

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

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

Asset #: 1976

% of Fail Date Total (Years)	Estimated Cost		e Replacement Estimated Cost	Cycle	Estimated Cost	Priority
	Limated Cost	1 Cai	Listilliated Cost			
		FY		(Yrs)	Estimated Cost	
						<u> </u>
70%		2043	* *			
R-410a Refrigerant, I Location : Through Other Observation, E Location : Basemen	out Extent : N/A, Area A nt, 1st, 2nd Floor M	i Affected Iffected : Iechanica	100% al Rooms			
	Chiis Wiin 110i W					
	Entant Light Ange					
	-	і Ајјестеа	1:100%			
-		2033	\$23,000	1		
	Extent · N/A Area A			1		
		уусски.	10070			
Ехрининон . Боси	nons ivoled					
100%		LIFE	* *	2-5	\$13,500	
					· - /	
30%		2035	\$32,200	2	\$200	
			. ,			
100%		2045	* *	1		
50%		2034	\$17,100	2		
Location : Boiler R	oom	Iffected :				
		2030	\$17 100	2		
Other Observation, E Location : Boiler R	oom			_		
100% Other Observation. E	Extent : N/A. Area A	2055 Iffected :	**			
		ts				
1						
100%		LIFE	* *	1		
100%		LIFE	* *	1		
100%		2035	\$12,900	4	\$1,500	
100%						
	Location: Through Other Observation, E Location: Basemen Explanation: Three 5% R-410a Refrigerant, E Location: Elevator 25% Other Observation, E Location: Offices, Explanation: Location 100% 30% 15% 55% 100% Other Observation, E Location: Boiler R Explanation: 85 Ge 50% Other Observation, E Location: Boiler R Explanation: 85 Ge 100% Other Observation, E Location: Boiler R Explanation: 85 Ge 100% Other Observation, E Location: Boiler R Explanation: Two files	R-410a Refrigerant, Extent: Light, Area Location: Throughout Other Observation, Extent: N/A, Area A Location: Basement, 1st, 2nd Floor M Explanation: Three Units With Hot W 5% R-410a Refrigerant, Extent: Light, Area A Location: Elevator Machine Room 25% Other Observation, Extent: N/A, Area A Location: Offices, Rooms Explanation: Locations Noted 100% 30% 15% 55% 100% Other Observation, Extent: N/A, Area A Location: Boiler Room Explanation: 85 Gallons 50% Other Observation, Extent: N/A, Area A Location: Boiler Room Explanation: 85 Gallons 100% Other Observation, Extent: N/A, Area A Location: Boiler Room Explanation: 85 Gallons 100% Other Observation, Extent: N/A, Area A Location: Boiler Room Explanation: Two Built-in-boiler Units 100% 100%	R-410a Refrigerant, Extent: Light, Area Affected Location: Throughout Other Observation, Extent: N/A, Area Affected: Location: Basement, 1st, 2nd Floor Mechanica Explanation: Three Units With Hot Water Coil 5% 2043 R-410a Refrigerant, Extent: Light, Area Affected Location: Elevator Machine Room 25% 2033 Other Observation, Extent: N/A, Area Affected: Location: Offices, Rooms Explanation: Locations Noted 100% LIFE 30% 2035 15% 2035 55% 100% 2045 Other Observation, Extent: N/A, Area Affected: Location: Boiler Room Explanation: 85 Gallons 50% 2030 Other Observation, Extent: N/A, Area Affected: Location: Boiler Room Explanation: 85 Gallons 100% 2055 Other Observation, Extent: N/A, Area Affected: Location: Boiler Room Explanation: 85 Gallons 100% 2055 Other Observation, Extent: N/A, Area Affected: Location: Boiler Room Explanation: Two Built-in-boiler Units 100% LIFE 100% LIFE	R-410a Refrigerant, Extent: Light, Area Affected: 100% Location: Throughout	R-410a Refrigerant, Extent: Light, Area Affected: 100% Location: Throughout	R-410a Refrigerant, Extent: Light, Area Affected: 100% Location: Throughout

Vertical Transport

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

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

Asset #: 1976

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
- -	Other Observation, E	xtent : N/A, Area A	ffected :	100%			
	Location: Basemen	t, 1st And 2nd Floo	rs, Roof				
	Explanation: One I	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, E	xtent : N/A, Area A	ffected :	100%			
	Location: Kitchen						
	Explanation: 48 Sq	uare Foot Hood					

^{**} 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

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



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

Asset #: 4452

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Copper/Terne	2%			2069	* *	10	\$6,800	
Masonry: Brick	85%		\$222,900	LIFE	* *	5	\$123,600	
			ents, Extent : Light	t, Area Aj	ffected : 1%			
	Location	i : Side Ent	ry 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		Now	\$70,600	2050	* *	5	\$33,800	
	Ctrwt/Bali	nc Not Fun	ct, Extent : Modera	te, Area	Affected : 75%			
		: Through						
	_		ked, Extent : Mode	rate, Are	ea Affected : 5%			
	Location	: Dormito	ry					
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		Now	\$3,400	2049	* *			
			ent : Moderate, Are	a Affecte	ed : 5%			
	Location	: Dormito	ry					
Roll Roofing	25%	Now	\$10,500	2033	\$210,400	5	\$24,700	
	Water Pen	etration, E.	xtent : Moderate, A	rea Affec	cted : 5%			
	Location	: Tower Ro	oof					
Skylight, Metal/Glass	3%			2044	* *	10	\$11,800	
Slate	67%			LIFE	* *		. ,	
Soffits								
Masonry: Brownstone	50%			LIFE	* *	5		
Metal Panel	50%			2044	* *	5-10		
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Fire Esc	аре					
	Explana	tion : Fire I	Escape Canopy					
terior								
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	
	_	_	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Stair Lo	cated At Entrance					
Traffic Topping	5%			2039	* *	5	\$16,600	
11 0	Other Obs	ervation, E	Extent : Light, Area		: 100%		. ,	
			ls And Cafeteria					
	Explana	tion : Fluia	Applied Epoxy Re.	sin				
Vinyl Tile	Explanar 25%		! Applied Epoxy Re.	2034	\$2,013,700	3	\$25,000	

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

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

Asset #: 4452

Fence/Gates Iron Picket Masonry: Fieldstone 50% 2054 Masonry: Fieldstone 50% 2044 ** Other Observation, Extent: N/A, Area Affected: 100% Location: West Side Of Building Explanation: This Is Actually A Brownstone Masonry Wall Site Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways Cast in Place Concrete 50% Now $$1,100$ 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate 50% LIFE $$0$$ Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape	Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
Interior Walls Concrete Masonry Unit 15% Now \$487,600 LIFE ** 5 \$37,900	Component			Estimated Cost		Estimated Cost	-	Estimated Cost	Priority
Concrete Masonry Unit									
Water Penetration, Extent: Moderate, Area Affected: 10% LIFE * * * 5 \$37,900		1.50/	3.7	0.407.600	TIPE	יש יש	-	#27 000	
Accation : Basement Along Atlantic Avenue And Kitchen Storage Rooms	Concrete Masonry Unit						5	\$37,900	
Gypsum Board 10%							Pooms		
Masonry: Brick 5%	Commence Day of		Dusemen	i Atong Attuntic At				£27.000	
Plaster							5	\$37,900	
SGFT/Glazed Masonry			Marr	¢210 000			5	¢122 100	
Location : Dormitories	Flastel			•			3	\$123,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Side Entry To Drill Area					11 cu 11jjec	.iea . 570			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Side Entry To Drill Area Ceilings	SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings	•	Cracking/Ci	rumbling,	Extent : Moderate	, Area Aj	fected : 2%			
AcousTileSusp.Lay-In		Location:	Side Enti	y To Drill Area					
Embossed Metal	Ceilings								
Exposed Struc: Steel 15%					2039	* *	5	\$8,000	
Exposed Struc: Steel 15%	Embossed Metal			. ,				\$6,000	
Exposed Struc: Wood 37% Now \$367,900 LIFE ** *			-	-	oderate, 1	Area Affected : 15%	%		
Split/Cracked, Extent : Moderate, Area Affected : 15% Location : Drill Floor	Exposed Struc: Steel	15%			LIFE	* *			
Cocation : Drill Floor	Exposed Struc: Wood	37%	Now	\$367,900	LIFE	* *			
Plaster 30% LIFE ** 5 \$49,800		_			Affected .	: 15%			
Plaster 30% LIFE ** 5 \$49,800 Site Enclosure Fence/Gates Iron Picket 50% 2054 ** Masonry: Fieldstone 50% 2044 ** Other Observation, Extent: N/A, Area Affected: 100% Location: West Side Of Building Explanation: This Is Actually A Brownstone Masonry Wall Site Pavements Public Sidewalk Cast in Place Concrete 100% 2039 ** On-Site Walkways Cast in Place Concrete 50% Now \$1,100 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate 50% LIFE ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape	Gypsum Board	10%			LIFE	* *	5	\$33,200	
Fence/Gates Iron Picket Masonry: Fieldstone 50% 2054 Masonry: Fieldstone 50% 2044 ** ** ** ** ** ** ** ** **		30%			LIFE	* *	5		
Iron Picket 50% 2054 ** Masonry: Fieldstone 50% 2044 ** Other Observation, Extent: N/A, Area Affected: 100% Location: West Side Of Building Explanation: This Is Actually A Brownstone Masonry Wall Site Pavements Public Sidewalk Cast in Place Concrete 100% 2039 ** On-Site Walkways Cast in Place Concrete 50% Now \$1,100 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate 50% LIFE ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape	Site Enclosure								
Masonry: Fieldstone 50% Cother Observation, Extent: N/A, Area Affected: 100% Location: West Side Of Building Explanation: This Is Actually A Brownstone Masonry Wall Site Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways Cast in Place Concrete 50% Now \$1,100 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate 50% Life ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape									
Other Observation, Extent: N/A, Area Affected: 100% Location: West Side Of Building Explanation: This Is Actually A Brownstone Masonry Wall Site Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways Cast in Place Concrete 50% Now \$1,100 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate Steel Plate Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape									
Location: West Side Of Building Explanation: This Is Actually A Brownstone Masonry Wall Site Pavements Public Sidewalk Cast in Place Concrete 100% 2039 ** On-Site Walkways Cast in Place Concrete 50% Now \$1,100 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate 50% Life ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape	Masonry: Fieldstone								
Site Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways Cast in Place Concrete Solve Now Solve Steel Plate Steel Plate Explanation: This Is Actually A Brownstone Masonry Wall 2039 ** 2039 ** Cast in Place Concrete 50% Now \$1,100 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate 50% Life ** Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape					ffected:	100%			
Site Pavements Public Sidewalk Cast in Place Concrete 100% 2039 ** On-Site Walkways Cast in Place Concrete 50% Now \$1,100 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate 50% Life ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape					astono M	assam, Wall			
Public Sidewalk Cast in Place Concrete 100% 2039 *** On-Site Walkways Cast in Place Concrete 50% Now \$1,100 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate 50% LIFE ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape	Sita Davaments	Ехріапано	on : Inis I	s Actually A Browl	istone M	asonry watt			
Cast in Place Concrete 100% 2039 *** On-Site Walkways Cast in Place Concrete 50% Now \$1,100 2039 *** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate 50% LIFE ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape									
On-Site Walkways Cast in Place Concrete 50% Now \$1,100 2039 *** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate 50% LIFE ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape		100%			2039	* *			
Cast in Place Concrete 50% Now \$1,100 2039 *** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate 50% LIFE ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape		10070			2033				
Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Exterior Entry Steps Steel Plate 50% LIFE ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape		50%	Now	\$1,100	2039	* *			
Steel Plate 50% LIFE ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Fire Escape				Extent : Moderate		fected : 5%			
Other Observation, Extent : N/A, Area Affected : 100% Location : Fire Escape		Location:	Exterior	Entry Steps					
Other Observation, Extent : N/A, Area Affected : 100% Location : Fire Escape	Steel Plate	50%			LIFE	* *	1		
•			rvation, E	xtent : N/A, Area A		100%			
		Location:	Fire Esca	пре					
Explanation : Fire Escape		Explanatio	on : Fire I	Escape					

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

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

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

Asset #: 4452

Electrical	Cu	rrent Repair	Futur	Future Replacement Maintenance				
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts	•		•				-	
Service Equipment								
Fused Disc Sw	100%		2044	* *	5	\$700		
	Other Observa	tion, Extent : N/A, Area A	Affected :	100%				
	Location : El	ectrical Room						
	Explanation	: Main Service Disconne	ct Switch	Rated At 2,500 An	iperes.			
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	1000/		• • • •	ale ale		4.7.		
Automatic	100%		2039	* *	1	\$53,600		
Generators	1000/		2025	* *		# 65 500		
Diesel	100%		2037		1	\$67,500		
		tion, Extent : N/A, Area						
		enerator Room On The D						
D	Explanation	Emergency Generator I	Rated At 2	250 Kilowatts.				
Batteries	1000/		2027	#2.700	_	#20.000		
Nickel Cadmium	100%		2027	\$2,700	5	\$38,900		
Fuel Storage	1000/		2049	* *	5			
Main Tank	100%	tion, Extent : N/A, Area A			5			
		tion, Extent : N/A, Area / enerator Room	нујестеа :	10070				
		: No Available Nameplate	a Pating	Canacity				
Lighting	Елриниион	Tvo Avanable Ivamepian	. Runng (Сирисну				
Interior Lighting								
LED	100%		2039	* *				
Egress Lighting	10070		2037					
Emergency, Service	50%		2034	\$58,800	1			
Exit, Service	50%		2034	\$41,200	1			
Exterior Lighting	3070		2034	ΨΤ1,200	1			
LED	30%		2039	* *				
No Component	70%		2039					
Δ larm	7070							

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.

Asset #: 4452

Electrical	Current Repair	Future Rep	Replacement Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated 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 A	1reas					
	Explanation : CCTV Surveilland	e Cameras					
Fire/Smoke Detection							
Generic, Analog	100%	2039	* *	1-3	\$110,700		
	Other Observation, Extent: N/A,	Area Affected : 100%					
	Location : Throughout The Build	ling					
	Explanation : Strobe Lights, Ma	nual Pull Stations, Al	arm Bells, S	moke De	tectors, Horns		

Mechanical	Curren	t Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Dat Total (Years)	e 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 A	ffected :	100%			
	Location: Vault						
	Explanation: 4,50	00 Gallon Tank No.2	Fuel				
Conversion Equipment Steam Boiler		Extent : N/A, Area A	2039 ffected :	**	1	\$172,700	
	Location : Boiler						
D: / 'I /'	Explanation: 2 U	nits					
Distribution	1000/		2044	* *			
Steam Piping/Pump Terminal Devices	100%		2044	71. 71			
Air Handler	40%		2034	\$1,437,400	1	\$42,100	
Convector/Radiator	40%		2034	\$1,437,400 * *	1 1	\$43,100 \$22,500	
Fan Coil Unit/Heat	20%		2039	\$946,900	1	\$11,300	
Controls	2070		2034	\$340,300	1	\$11,500	
Electrical	100%		2029	\$1,061,600			
Air Conditioning	10070		2027	\$1,001,000			
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment	10070		2012		-		
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%			-		•	

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

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

Asset #: 4452

Mechanical	Current Repa	pair Future Replacement			Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Heat Rejection Evaporative Condenser No Component	10% 90%	2034	\$55,200	2	\$12,100		
Ventilation Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$97,200		
Exhaust Fans Interior	100%	2034	\$846,900	2	\$5,300		
Plumbing	10070	2034	ψ010,200		Ψ5,500		
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% Other Observation, Extend Location : Basement	2029 t : N/A, Area Affected : 1	\$38,200	4	\$3,700		
Backflow Preventer	Explanation: Two Duple	ex Units					
Generic	100%	2039	* *	1	\$10,700		
Fixtures Generic	100%	2037			Ψ10,700		
Tankless Water Heater(POU) Gas Fired		2029 t : N/A, Area Affected : 1	\$35,500	2	\$1,300		
Hot Water Storage Tank	Explanation . 2 Ontis						
Generic	100% Other Observation, Extend Location: Boiler Room Explanation: One 250 C		* *	1	\$2,600		
Vertical Transport	1						
Elevators Geared Traction	100% Other Observation, Extend Location: Basement To 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		

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

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

Asset #: 4452

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

Page: 15

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

\$148,100 \$69,200	\$33,400	\$31,700	\$86,200
\$148,100	\$33,400	\$31,700	\$86,200
	#22 100	*** - * *	
\$30,700		\$38,700	
\$247,900	\$33,400	\$70,400	\$86,200
\$16,800	\$16,800	\$16,800	\$16,800
\$12,800			
\$5,100			
\$13,500	\$10,300	\$8,400	\$7,800
\$5,200	\$6,300	\$6,500	\$36,400
\$163,800			\$25,200
\$30,700		\$38,700	
FY 2027	FY 2028	FY 2029	FY 2030
	\$30,700 \$163,800 \$5,200 \$13,500 \$5,100 \$12,800 \$16,800 \$247,900 \$30,700	\$30,700 \$163,800 \$5,200 \$13,500 \$10,300 \$5,100 \$12,800 \$16,800 \$16,800 \$247,900 \$30,700	\$30,700 \$163,800 \$5,200 \$13,500 \$13,500 \$10,300 \$5,100 \$12,800 \$16,800 \$16,800 \$247,900 \$33,400 \$38,700



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

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

Asset #: 1970

chitecture	(Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type		ail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls						_	*	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$40,700	
Masonry: Brick		Now	\$68,700	LIFE	**	5	\$41,700	
	_	-	xtent : Moderate	Area Af	fected: 5%			
			o Compactor					
	_		ent : Moderate, A	rea Affe	cted : 10%			
	Location:	West Facac	le					
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%		\$474,200	2041	* *			
	Blisters, Exte Location :		ate, Area Affecte t	d : 50%				
	Water Peneti Location :		ent : Moderate, A t	rea Affec	eted : 25%			
Metal Panel	5%			2029	\$32,900	10	\$4,100	
Panel/Paver: Cer/Brk	_	Now	\$30,400	2061	**	10	ψ1,100	
Tunest aven con sin	-	umbling, E	xtent : Severe, Ar		ted : 100%			
Soffits								
Stucco Cement	100%	4+	\$300	2036	\$14,500	5	\$400	
	_	_	xtent : Light, Are	a Affecte	ed : 10%			
	Location:	Front And	Rear Facades					

Interior

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

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

Asset #: 1970

Architecture	Current Repair			Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	Cracking/	_	\$17,000 Extent : Moderate Mechanical Room		* * Gected : 5%	5	\$21,800	
Ceramic Tile	9%			2040	* *	5	\$17,900	
Poured Epoxy/Resin			ent, Extent : N/A, A or Toilet	2030 rea Affec	\$111,700 eted: 100%			
Terrazzo	5%			LIFE	* *	5	\$7,800	
Vinyl Tile	10%			2036	\$550,900	3	\$10,000	
Vinyl Tile	Location Cracking/	issing Elen 1 : Through	Extent : Moderate			3	\$41,100	
Under Construction	Location	ervation, E 1: 7th And	Extent : N/A, Area A 8th Floors nd 8th Floors Und					
Interior Walls	50 /	0.2	#44.700	20.40	* *	_	ФО 100	
Ceramic Tile	_		\$44,700 Extent : Moderate out	2040 , Area A <u>j</u>		5	\$8,100	
Concrete Masonry Unit	Location Other Obs Location	Crumbling n : 9th Floo servation, H n : 9th Floo	\$18,300 Extent: Light, Are or Mechanical Roon Extent: N/A, Area A or Mechanical Roon al Plaster On Terra	ns ffected : ns	100%	5	\$3,900	
Marble Panels	2%			LIFE	* *			
Plaster	70% Cracking/ Location Deteriora	Now Crumbling a: Through	Extent : Moderate,	LIFE ea Affecte		5	\$68,200	
Wood Under Construction	Location	servation, E 1: 7th And	Extent : N/A, Area A 8th Floors Ind 8th Floors Und			5	\$65,000	

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

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

Asset #: 1970

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cos	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn				2036	\$163,700	5	\$12,700	
AcousTileSusp.Lay-In	8%		\$13,500		**	5	\$8,100	
	_	Crumbling, 1 : Through	Extent : Light, A out	lrea Affecte	ed : 10%			
Exposed Struc: Concrete	e 3%	Now	\$18,300	LIFE	* *	5	\$1,000	
		Crumbling, 1 : 9th Floo	Extent : Modera r	ite, Area A <u>j</u>	fected : 5%			
Gypsum Board	10%			LIFE	* *	5	\$25,400	
Metal Panel	20%			LIFE	* *	5	\$50,900	
		/Dented, Ex n : Through	ctent : Light, Arec out	a Affected :	10%			
Plaster	40%	Now	\$49,500	LIFE	* *	5	\$50,900	
			ents, Extent : Se	vere, Area 2	Affected : 5%			
	Location	ı : Through	out					
	Cracking/	Crumbling,	Extent : Severe,	Area Affec	ted : 100%			
	Location	ı : Through	out					
Under Construction	Location	: 7th And	Extent : N/A, Area 8th Floors nd 8th Floors Ur					
Site Enclosure	Блрини		na om i toors er	ider Consti	uction			
Fence/Gates								
Chain Link	40%			2041	* *			
Iron Picket	60%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$5,100	2051	* *			
	_	Crumbling, 1 : Areaway	Extent : Modera	ite, Area A <u>j</u>	fected : 10%			
Site Pavements								
Jite I a venients								
Public Sidewalk								
	100%	Now	\$6,600	2036	\$329,700			
Public Sidewalk	Cracking/	Crumbling,	\$6,600 Extent : Light, A Portland Avenue	lrea Affecte	·			
Public Sidewalk	Cracking/	Crumbling,	Extent : Light, A	lrea Affecte	·			
Public Sidewalk Cast in Place Concrete	Cracking/ Location	Crumbling, a: Along N. 0-2	Extent : Light, A Portland Avenue \$6,200	rea Affecte 2 2036	\$124,000			
Public Sidewalk Cast in Place Concrete On-Site Walkways	Cracking/ Location 60% Cracking/	Crumbling, a: Along N. 0-2	Extent : Light, A Portland Avenue \$6,200 Extent : Light, A	rea Affecte 2 2036	\$124,000			

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

Under 600 Volts

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

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

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
Inder 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	2%			2048	* *			
Drive								
ighting								
Interior Lighting								
Fluorescent	100%			2036	\$2,052,200	10	\$123,700	
			res, Extent : Light,	Area Aff	ected : 100%			
	Location	: Through	out 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	
.larm								
Security System								
No Component	50%							
Generic		Now	\$76,000	2039	* *	1	\$22,700	
			Extent : Moderate, A	1rea Affe	cted : 100%			
		_	out The Building					
	Explanat	ion : CCT	V Surveillance Syst	em Is No	t 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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

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

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

Asset #: 1970

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution (P	1000/	2020	* *	4	#10.000	
Hot Wtr Piping/Pump	100%	2039		4	\$10,000	
	Other Observation, Extent : Light, Area Location : Hot Water Pumps Located					
	Explanation: Hot Water Pumps Prov		-	ıghout.		
Terminal Devices	1			0		
Convector/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	1000/	2020	* *	1		
Electricity	100%	2039		1		
Conversion Equipment Window/Wall Unit	12%	2029	\$61,300	1		
Wildow/ Wall Ollit	Recent Installation, Extent : N/A, Area			1		
	Location: 1st And 2nd Floors	nyecieu .	10070			
Window/Wall Unit	3%	2027	\$15,300	1		
window/ wan Omit	On Extended Life, Extent : Moderate, A			1		
	Location: 1st Floor	1.00.11,5,000	Cu. 100/0			
No Component	70%					
Under Construction	15%					
	Other Observation, Extent : Light, Area	a Affected	: 0%			
	Location: 9th Floor Mechanical Roc	oms A, B				
	Explanation: 2 Packaged Air-conditi Construction.	ioning Uni	ts With Gas Fired	Furnace.	s Are Under	
Distribution	0.507					
No Component	85%					
Under Construction	15%					
Ventilation Distribution						
Distribution Ductwork/Diffusers	5%	LIFE	* *	2-5	\$3,800	
No Component	95%	LIIL		2-3	Ψ5,000	
Exhaust Fans	7370					
Interior	50%	2027	\$299,100	2	\$2,100	
	Abandoned in Place, Extent : Light, Ar			_	+- ,	
	Location: 3 Abandoned Units Locate			Rooms A,	В	
Interior	50%	2036	\$299,100	2	\$2,100	
lumbing			•		·	
H/C Water Piping						
Brass/Copper	100%	2041	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		

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

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

Asset #: 1970

Mechanical	Current	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping Cast Iron	5% Now Leak Evident, Extend Location: Room 1	\$2,400 t : Moderate, Area A -150 Above Ceiling	LIFE Iffected :	**	1		
Cast Iron	95%		LIFE	* *	1		
Sump Pump(s) Not Accessible	100%						
Backflow Preventer Generic	100% Other Observation, . Location : Cumber Explanation : Wate	-			1	\$8,300	
Fixtures			.,				
Under Construction		_					
Generic	75%						
Vertical Transport Elevators							
Geared Traction	Other Observation, Location: Baseme	tive Elevator Contro Extent : N/A, Area A	ol System ffected :	s In Each Elevator 100%	· Machin	e Rooms	
Fire Suppression							
Standpipe Generic	100%		2031	\$621,100	1-5	\$68,000	
Sprinkler							
No Component Generic	97% 3%		2031	\$56,000	1-2	\$1,100	
Fire Pump Not Accessible	100%						

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

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

Page: 22

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.

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

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



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

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

Asset #: 2588

Architecture	Current Repair		Futur	e Replacement	Maintenance			
ystem Component Type		Date Esti ears)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Concrete Masonry Unit	6%			LIFE	* *	5	\$11,200	
Masonry: Brick	70%			LIFE	* *	5	\$208,300	
	Sidewalk Shed Location : Fr		-	ea Affect	ed : 50%			
Masonry: Limestone	12%			LIFE	* *	5	\$26,800	
Metal, Corrugated	7% N	ow	\$10,300	2046	* *	1		
		uth Facade oact Damag	e, Extent : Mo		d : 25% Area Affected : 15%	%		
	Location : So	ит ғасаае					*	
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 Observa Location: Slo Explanation:	ped Roof		ffected :	0%			
Roof	-							
Copper/Terne Modified Bitumen	65% 35% 2 Blisters, Extent Location: Wi		\$6,400 ea Affected : :	2071 2046 5%	* *	10	\$54,100	
Soffits								
Copper/Terne	50% No Broken/Missing Location : So	g Elements,		2071 erate, Are	* * ea Affected : 5%			
Stucco Cement	50% 0 Cracking/Crun Location : Re	_	-	2041 ea Affecte	* * ed : 5%	5	\$10,600	

Interior

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

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

Asset #: 2588

Architecture	Curre	Current Repair		Replacement	Maintenance		
System Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Cast in Place Concrete	8% Now Cracking/Crumbli Location : Basen	ng, Extent : Light, Arc	LIFE ea Affectea	* * l : 10%	5	\$20,500	
Mosaic Tile		\$54,900 ing, Extent : Moderate loor And Bathrooms	2056 e, Area Affo	* * ected : 10%	5	\$7,300	
Quarry Tile	7% Now Cracking/Crumbli Location: 1st Fi	ng, Extent : Moderate	2041 e, Area Affa	* * ected : 30%	5	\$6,100	
Sheet Vinyl/Rubber	10% Other Observation Location: Stairv Explanation: Ri	•	2041 Affected : 1	**	5	\$17,600	
Terrazzo	_	\$21,900 ing, Extent : Moderate loor Entry And 5th Fo		* * ected : 5%	5	\$9,100	
Vinyl Tile	Location : Throu	ng, Extent : Moderate ghout nt : Moderate, Area Aj			3	\$19,800	
Vinyl Tile 9" X 9"	15% Now Cracking/Crumbli Location: Room	ng, Extent : Moderate	2046 e, Area Affa	* * ected : 10%	3	\$6,600	

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

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

Asset #: 2588

Architecture	Current Repair			Futur	e Replacement	M				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior										
Interior Walls										
Cast Stone/Terra Cotta		Now	\$30,000	LIFE	* *					
	_	_	Extent: Moderate	, Area A <u>j</u>	fected : 5%					
		ı : Basemen								
Ceramic Tile		Now	\$102,600	2045	* *	5	\$4,700			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%									
	Location	ı : Bathrooi	ns							
Concrete Masonry Unit	10%			LIFE	* *	5	\$14,900			
Gypsum Board		Now	\$15,100	LIFE	* *	5	\$32,400			
	_	_	Extent : Light, Are	ea Affecte	ed : 10%					
	Location	ı : Through	out							
Masonry: Brick	8%	Now	\$142,000	LIFE	* *					
•	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%					
	Location	ı : Basemen	t Columns							
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%									
	Location: Basement Columns									
	Paint Peeling, Extent : Moderate, Area Affected : 50%									
	Location: Basement									
			Moderate, Area Af	fected : 2	20%					
	Location	ı : Basemen	t							
Plaster	24%			LIFE	* *	5-10	\$38,000			
Plaster		Now	\$24,900	LIFE	* *	5	\$6,200			
	_	_	Extent: Moderate	, Area A <u>j</u>	fected : 5%					
	Location	ı : Basemen	t							
		_	: Moderate, Area	Affected .	15%					
	Location	ı : Basemen	t							
SGFT/Glazed Masonry	8%	Now	\$67,000	LIFE	* *					
	Broken/M	issing Elem	ents, Extent : Sever	re, Area 2	Affected : 1%					
	Location	ı : 1st Floor	r Old Kitchen							
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>j</u>	fected : 5%					
	Location	ı : 1st Floor	Old Kitchen							

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

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

Asset #: 2588

Architecture	Current Repair Future Replacemen					nt Maintenance			
System Component Type		l Date Es 'ears)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings	250/ 3	г	Φ47.100	2041	* *	-	Φ10.200		
AcousTileConcealSpLn	25% N Broken/Missin Location: T	g Element:		2041 lerate, Are	a Affected : 5%	5	\$18,300		
		mbling, Ex	tent : Light, Ar	ea Affected	d : 5%				
		pact Damo	ige, Extent : Li	ght, Area	Affected : 5%				
	Staining/Disco Location : T	_	tent : Light, Ar Dorms	ea Affected	d : 5%				
	Location : T Cracking/Cru Location : T Misaligned/Bi Location : T	g Elements hroughout mbling, Exs hroughout ulging, Exte hroughout	Ist Floor, 2nd tent : Moderate Ist Floor, 2nd ent : Moderate Ist Floor	Floor Cafe e, Area Aff Floor Cafe , Area Affe	eteria cted : 5%	5	\$5,900		
	_	_	tent : Light, Ar 1st Floor, 2nd		d : 5% eteria, And Dorm	!S			
	Cracking/Cru Location : B	mbling, Ex asement Th forcement,	\$43,900 tent : Moderate troughout Extent : Moder			5	\$900		
Exposed Struc: Steel	5%			LIFE	* *	10	\$11,700		
Gypsum Board	15%			LIFE	* *	5-10	\$60,400		
Plaster		_	\$71,200 tent : Moderate	LIFE e, Area Aff	* * ected : 10%	5	\$29,300		
ite Enclosure									
Fence/Gates Iron Picket			\$3,100 at : Light, Area	2056 Affected :	**				
Free Standing Walls									
Concrete Masonry Unit	Location : S	ides Of Bui			* *				
Site Pavements	Explanation	: Actually	Limestone Mai	terial					
On-Site Walkways									
	1000/ 3	low	\$8,600	2041	* *				

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

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

Asset #: 2588

Architecture	Current Repair			re Replacement	M		
System Component Type	% of Fail Date Total (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

	Current Repair		Future Replacement		Maintenance				
	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
			* *	5	\$400				
Explanation: Two Main Service Disconnect Switch Rated At 1,600 Amperes And 1,200 Amperes For Building D And G									
100%			* *	5	\$300				
		Area Affe	ected : 100%						
Explanation: 75	Kilovolt Amperes Ca	pacity							
100%		2036	\$162,600	5	\$2,200				
		2046	* *	1					
70%		2036	\$81,200	1					
10%		2035	\$12,000	5	\$200				
60%		2035	\$71,800	5	\$1,300				
30%		2044	* *	5	\$700				
50%		2035	\$87,000	1					
_		a Affecte	ed : 100%						
-		2046	* *	1					
3070		∠040		1					
1000/		2024	¢266.700	-	\$ 600				
100%		2034	\$266,700	3	\$600				
100%		LIEE	* *	5	\$2.500				
	n Frient : Moderate			3	\$2,500				
**									
	100% Other Observation Location: Elect. Explanation: Tv Amperes For Bu 100% Other Observation Location: Baser Explanation: 75 100% 30% 70% 10% 60% 30% 50% Insulation Aged, H Location: Throi 50% 100% 0ther Observation Location: Baser	100% Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: Two Main Service Disconding D And G 100% Other Observation, Extent: Moderate, A Location: Basement Explanation: 75 Kilovolt Amperes Canding Solutions So	100% 2046 Other Observation, Extent: Moderate, Area Affected Location: Electrical Room Explanation: Two Main Service Disconnect Swamperes For Building D And G 100% 2041 Other Observation, Extent: Moderate, Area Affected Location: Basement Explanation: 75 Kilovolt Amperes Capacity 100% 2036 30% 2046 70% 2035 60% 2035 30% 2044 50% 2035 Insulation Aged, Extent: Moderate, Area Affected Location: Throughout The Building 50% 2034	100% 2046 *** Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: Two Main Service Disconnect Switch Rated At 1,60 Amperes For Building D And G	Total (Years) FY (Yrs)	Total (Years) FY (Yrs)			

Stand-by Power

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

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

Asset #: 2588

Electrical	Current	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (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								
	Explanation: 375 I	Kilovolt Amperes C	apacity						
Batteries	1000/		2020	Φ 2 5 00	-	Ф2 100			
Lead/Acid	100%		2029	\$2,500	5	\$3,100			
Fuel Storage	250/		2011	* *	-				
Day Tank	25%	7	2044		5				
	Other Observation, I Location : Generat		4rea А <u></u> јје	ctea : 100%					
	Explanation: 75 G	atton Capacity	2051	ata ata					
Main Tank	75%	7	2051	**	5				
	Other Observation, I		4rea А <u></u> ЈЈе	ctea : 100%					
	Location : Generat								
r to 1 2to .	Explanation: 275	salion Capacity							
Lighting Interior Lighting									
Interior Lighting LED	100%		2041	* *					
LED	Other Observation, I	Extent : N/A Area 4		100%					
	Location : Through		ууссиси .	100/0					
	Explanation : LED								
Egress Lighting	Expranation : EED	Light I willies							
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, I		4rea Affe	cted : 100%					
	Location : Through	out The Building							
	Explanation : Strob	e Lights, Smoke De	etectors,	Alarm Bells, Manu	al Pull S	tations			

Mechanical	Current Repai	r Future	e Replacement	Ма	intenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2056	* *	1		

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

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

Asset #: 2588

Mechanical		Current F	Repair	Future	Replacement	М	aintenance	
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%		37/4 4	2049	**	1	\$84,200	
			Extent : N/A, Area A			Y 4 '	Had Wadan Fan	
	Location Heating		ouse Next To The I	suilaing. 1	1eat Exchanger C	onverts i	Hot water For	
		tion : 3 Uni	its					
Distribution	1							
Hot Wtr Piping/Pump	90%			2035	\$167,300	4	\$5,700	
Steam Piping/Pump	10%	Now	\$3,400	2046	* *			
1 0 1	Leak Evid	ent, Extent	: Moderate, Area A	Affected : .	5%			
	Location	: Basemer	t. Steam Leaking I	n One Loc	cation			
Terminal Devices								
Air Handler	5%			2041	* *	1	\$2,600	
Convector/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	5 0/			LIEE	* *	2.5	¢2 000	
Ductwork/Diffusers	5% 95%			LIFE		2-5	\$3,800	
No Component Exhaust Fans	9370							
Interior	15%	0-2	\$5,700	2036	\$56,500	2	\$300	
interior			t : Moderate, Area			2	\$300	
		: Penthou		njjecica .	10070			
Roof	10%			2036	\$16,500	2	\$300	
No Component	75%			2030	\$10,500	2	Ψ500	
Plumbing	7370							
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galvanized Steel	20%			2034	\$217,000	1		
Water Heater With Tanks					+ 1,111			
Electric	100%			2034	\$141,900	4		
HW Heat Exchanger								
Steam Fired	100%			2036	\$411,000	4	\$12,600	
	Other Obs	ervation, E	Extent : N/A, Area A	Iffected : I	100%			
	Location	: Basemen	t					
	Explana	tion : 2 Uni	its					
Sanitary Piping								
Cast Iron	5%		\$10,700	LIFE	* *	1		
	Corroded, Extent: Moderate, Area Affected: 20%							
	Location	: Basemen	t					
Cast Iron	95%			LIFE	* *	1		
-								

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

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

Asset #: 2588

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated 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	n Floor				
	Explanation: 2 Units. 1 Of	Them Is Not Workin	ıg.			
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	

Maintenance \$ are aggregated over a 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



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

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

Asset #: 2597

rchitecture		Current Repair		Future Replacement		Maintenance			
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast Stone/Terra Cotta		Now	\$1,100	LIFE	* *	5	\$1,100		
		_	ents, Extent : Mode	erate, Ar	ea Affected : 5%				
		: Jackson .							
			Extent : Light, Are	ea Affecte	ed : 1%				
		: Jackson							
			xtent : Severe, Area	a Affecte	d : 100%				
		: Entire Bi	-						
		tion : Build	ing Used At Storag		сирапсу				
Concrete Masonry Unit	5%			LIFE	* *	5	\$900		
Masonry: Brick		Now	\$321,400	LIFE	* *	5	\$9,800		
	-		ent : Moderate, Ar	ea Affect	ted : 10%				
	Location	: Through	out						
			lerate, Area Affecte	ed: 10%					
		: Jackson							
			ode, Extent : Mode	rate, Are	ea Affected : 50%				
	Location	: Through	out And Chimney						
Masonry: Brick	24%			LIFE	* *	5	\$6,900		
Metal Sect. OHD	2%			2041	* *	5	\$900		
Windows									
Metal Clad	95%		\$123,300	2061	* *	5	\$7,700		
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
	Location	: Through	out						
	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 Floo	r						
Metal Louvers	5%			2039	* *	10	\$800		

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

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

Asset #: 2597

Architecture	Current Repair Future Replacement			nent	Ma		
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•						
Roof		*					
Built-Up (BUR)	Location : Low Vegetation Grown Location : Low Worn/Erode, Ext	v \$8,500 Moderate, Area Affecto er Roof Over Generato th, Extent : Moderate, A er Roof Over Generato ent : Moderate, Area Aj er Roof Over Generato	r Room Area Affected : 10% r Room Jected : 50%	**			
Roll Roofing	Location : Thro	ling, Extent : Moderate		**	5	\$11,500	
	Location: Jack Split/Cracked, Ex Location: Thro Water Penetratio Location: Thir	son Street ctent : Moderate, Area ughout n, Extent : Moderate, A d Floor ent : Moderate, Area Aj	Affected : 50% rea Affected : 25%				
nterior	Location . Thro	изнош					
Floors							
Cast in Place Concrete	Location : Stair Cracking/Crumb	Elements, Extent : Mod	, Area Affected : 30%		5	\$7,100	
Cast in Place Concrete	80%		LIFE	* *	5	\$56,500	
Interior Walls							
Concrete Masonry Unit Masonry: Brick	Location : Thro	tent : Moderate, Area ughout , Extent : Moderate, Ar	-	* *	5	\$3,200	
Ceilings							
Exposed Struc: Concrete	Cracking/Crumb Location : Thro	ling, Extent : Moderate ughout n, Extent : Light, Area		**	5	\$2,400	
Exposed Struc: Steel	Location: 3rd	ctent : Light, Area Affec		* *			

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.

Asset #: 2597

rchitecture		Current Re	epair	Futu	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$6,100	2041	* *			
	Cracking/C	Crumbling, 1	Extent : Light, Are	a Affecto	ed : 5%			
	Location	: Jackson Si	treet					
On-Site Walkways								
Asphalt	80%	2-4	\$100	2039	* *			
	Cracking/C	Crumbling, 1	Extent : Light, Are	a Affecto	ed : 10%			
	Location	: Driveway						
Steel Grating	20%	Now	\$400	2046	* *	1		
Č	Corrosion/	Rusting, Ext	tent : Moderate, A	lrea Affe	cted : 100%			
	Location	: Fire Escap	ne e					
	Other Observation, Extent: N/A, Area Affected: 100%							
		: West Faca		,,,				
	Explanat	ion : Fire Es	scape					
Parking/Driveway			*					
Asphalt	100%			2039	* *			

Electrical	C	urrent Repair	Futur	re Replacement	М	aintenance	
System Component Type	, , , , , , , ,	il Date Estimated Cost Years)	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 Ag	ed, Extent : Moderate, Are	a Affecte	ed: 100%			
	Location : T	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 Observ	ation, Extent : N/A, Area A	ffected :	100%			
	Location : I	Front Of The Building					
	Explanation	ı : CCTV Suveillance Came	era				

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

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

Asset #: 2597

Electrical	Current Repair	Future F	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E 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		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2035	\$23,600	4	\$800	
Terminal Devices							
Convector/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 Obse	ervation, Extent : Light, Area	a Affected	: 100%			
	Location	: 1st To 3rd Floor					
	Explanati	ion : 1 Freight Unit					
Fire Suppression							
Standpipe							
Generic	100%		2036	\$49,700	1-5	\$5,700	
Sprinkler							
Generic	100%		2046	* *	1-2	\$3,000	

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

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

Page: 36

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



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

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

Asset #: 1955

chitecture	Current I	Repair	Futur	e Replacement	M	aintenance		
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior								
Exterior Walls								
Masonry: Brick	75%		LIFE	* *	5	\$319,500		
	Efflorescence, Extent Location : Through		Iffected .	40%				
Masonry: Limestone	25%		LIFE	* *	5	\$79,900		
Windows								
Aluminum	80% Now Broken/Missing Elem Location: Through Ctrwt/Balnc Not Fun	out ct, Extent : Modera			5	\$103,800		
	Location : Through Glazing Broken/Crac Location : Auditori Hardware Missing, E Location : Through	ked, Extent : Sever um And Other Port Extent : Moderate, A	ions Of I	st Floor				
	Other Observation, E Location : Through Explanation : Theri	Extent : Light, Area out	Affected	: 100%				
Steel	20% Now Broken/Missing Elem Location: Through		2061 erate, Ar	* * ea Affected : 35%	5	\$324,400		
	Corrosion/Rusting, Extent: Moderate, Area Affected: 25% Location: Penthouses Thermally Inefficient, Extent: Moderate, Area Affected: 100% Location: Basement And Stair Shafts							
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% Other Observation, E Location:	Extent : N/A, Area A	ffected :	0%				
	Explanation : Sidev	valk Shed In Use						

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.

Asset #: 1955

rchitecture	Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors	100/ 31	Φ 2 < 4, 40.0	LIEE	* *	-	Φ126 000	
Cast in Place Concrete	10% Now Cracking/Crumbling, Location: Throught Other Observation, E Location: Mechanic Explanation: Steel Locations Of Sub-ba	out Sub-basement xtent : Moderate, 2 cal Boiler And Coi Utility Covers And	Area Affeo rridor Are	fected : 75% cted : 80% cas Throughout	5 Throughou	\$136,000 ut In Various	
Ceramic Tile	5% Now	\$175,300	2039	* *	5	\$15,500	
Columno Tilo	Cracking/Crumbling, Location : Showers	Extent : Moderate		fected : 25%	3	Ψ10,500	
Marble Panels	5% 0-2 Cracking/Crumbling, Location: Througho	0	LIFE ea Affecte	* * d : 10%	5	\$23,300	
Quarry Tile	5% Now Cracking/Crumbling, Location : Through	-	2041 ea Affecte	* * d : 10%	5	\$23,300	
Terrazzo	15% Now Cracking/Crumbling, Location : Prevalen				5	\$72,900	
Vinyl Tile	20% Now Broken/Missing Elem Location: Basemen			**	3	\$46,600	
Vinyl Tile 9" X 9"	35% Now Cracking/Crumbling, Location: Through	_	2031 ea Affecte	\$17,403,800 d: 20%	3	\$81,600	
Wood	5% Now Deteriorated Finish, I Location: Throughe Punct/Tear/Impact De Location: Through	out amage, Extent : Li _s			5	\$29,100	
Interior Walls							
Ceramic Tile	10% Now Cracking/Crumbling, Location : Showers		2039 e, Area Af	* * Fected : 25%	5	\$21,000	
Granite Panels	5% Now Cracking/Crumbling, Location: Basemen	-	LIFE ea Affecte	* * d : 10%			
Marble Panels	5% 0-2 Cracking/Crumbling, Location: Through	_	LIFE ea Affecte	* * d : 10%			
Plaster	80% Now Broken/Missing Elem Location: Stairwell	_		* * Gected : 50%	5	\$100,600	

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

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

Asset #: 1955

Architecture	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings	100/ 1	¢100 100	2041	* *	_	621 100	
AcousTile,Adhered	10% Now Broken/Missing Elen	\$100,100	2041		5	\$31,100	
	Location: Through		er are, 211	eu Affecteu . 2070			
AcousTileConcealSpLn			2041	* *	5	\$77,700	
AcousTileSusp.Lay-In	5% Now	\$51,700	2041	* *	5	\$15,500	
	Broken/Missing Elen		erate, Ar	ea Affected : 10%			
	Location: Basemen	-	4 4	CC			
	Staining/Discoloring Location: Basemen		e, Area A <u>j</u>	jeciea : 20%			
Plaster	75% Now	\$1,418,300	LIFE	* *	5	\$291,400	
	Broken/Missing Elen			ffected : 50%		, , , , , ,	
	Location : Through	iout					
Site Enclosure							
Fence/Gates				de de			
Iron Picket	60%	F	2056	**			
	Other Observation, I Location : Through	•	ffected :	100%			
	-	ioui ted Visibility Due To	Constr	ection Notting			
Metal Panel	35%	ied visioiiiiy Due 10	LIFE	**	10		
Not Accessible	5%		LIFE		10		
Free Standing Walls	570						
Masonry: Brick	100%		2046	* *			
3	Other Observation, I	Extent : N/A, Area A		100%			
	Location : Through	iout					
	Explanation : Limi	ted Access/ Visibilit	y Due To	Construction Net	ting		
Retaining Walls							
Masonry: Fieldstone	100% 0-2	\$20,000	2046	**			
	Joint Mortar Miss/E	_	, Area Af	tected : 10%			
C:4- D	Location : 30th Str	eei Enirance					
Site Pavements Public Sidewalk							
Cast in Place Concrete	100% 0-2	\$14,400	2041	* *			
Cast III I lace Collected	Cracking/Crumbling			ed: 10%			
	Location: 30th Str	-	JJ VC				
On-Site Walkways							
Cast in Place Concrete	5%		2053	* *			
Cast in Place Concrete	10%		2041	* *			
Not Accessible	85%						

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

Under 600 Volts

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

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

Asset #: 1955

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	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	d Two-2,00	00 Ampere			
Transformers						
Dry Type	100%	2053	* *	5	\$1,500	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location : Transformer Room					
	Explanation : One-30 Kva Transform Transformer, Various Capacity Trans		00 Kva Transforme	er, One-3	800 Kva	
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

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

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

Asset #: 1955

Electrical	Curren	t Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	30%		2036	\$1,853,000	10	\$111,700	
		xtures, Extent : Light	, Area Aj	ffected : 50%			
	Location : Throug	ghout The Building					
Fluorescent	30%		2031	\$1,853,000	10	\$111,700	
	•	tures, Extent : Light, ghout The Building	Area Aff	ected : 100%			
LED	40%		2044	* *			
	Recent Installation,	Extent : N/A, Area A	ffected :	100%			
		ved On 1st And Repor					
Egress Lighting							
Emergency, Battery	20%		2036	\$136,300	10	\$19,600	
Exit/Emergency Light	30%		2036	\$101,300			
Combo							
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 Fluoresce	ent Light, Extent : Lig	ht, Area	Affected : 100%			
	Location : Exterio	or					
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 A	Iffected :	100%			
	Location : Main I	Lobby					

Mechanical	Current Repair	Futu	re Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	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	Location : Basement					
	Explanation : Steam Supplied By Con	Edison					
Electricity	1%	2062	* *	1			
J	Recent Installation, Extent: N/A, Area	Affected :	100%				
	Location : Basement Electrical Room	S					

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

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

Asset #: 1955

Mechanical	Curren	Repair	Future	e Replacement	Maintenance		
System Component Type	% of Fail Dat Total (Years)	e 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 A ent Electrical Rooms etric Unit Heaters	Iffected :	100%	2	Ψ1,200	
Distribution							
	Location : Sub-ba						
		t : Light, Area Affec sement Steam Room			oors		
Terminal Devices		Stown 100m	,	2.00, , 010, 0010 1 0			
Air Handler	1%		2031	\$76,400	1	\$2,500	
		e, Extent : Light, Are sement		·		, ,,, , ,	
Convector/Radiator	99% On Futon ded Life I	Extent : Light, Area A	2034	\$3,286,400	1	\$129,800	
	Location : Throug	-	ујестеи .	100/0			
Controls							
Digital	100%		2034	\$11,659,100			
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment	10/		2026	# 06.400			
Split Unit	1%	Entered Liely Ann	2036	\$96,400			
		Extent : Light, Area Elevator Machine R		: 100%			
G. 1'4 II. '4		Elevator Machine K		* *			
Split Unit	10%	Extent : Light, Area	2041				
		ent Electrical Rooms			оот		
Window/Wall Unit	30% Now	\$23,100	2031	\$461,400	1		
		ht, Area Affected : 1		, , , , ,			
	Location : Various						
No Component	59%						
Heat Rejection							
Air Cooled Condenser Unit	10%		2041	* *	2	\$28,300	
Unit No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$358,400	

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

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

Asset #: 1955

Mechanical	Current I	Repair	Futur	ture Replacement		aintenance			
System Component Type	% of Fail Date Total (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 : Ligh Location : 3rd Floo		3%						
lumbing									
H/C Water Piping									
Brass/Copper	85%		2036	\$4,431,700	1				
Galvanized Steel	15% Now	\$38,900	2034	\$777,400	1				
	Corroded, Extent : M		eted : 30%	%					
	Location : Sub-basement Other Observation, Extent : Severe, Area Affected : 25%								
		xtent : Severe, Ared	a Affected	d : 25%					
	Location: Roof	<i>T. I. I. D. G.</i>	71			. 16 1			
	Explanation : Hous Room	e Tanks In Poor Co	ndition A	And Leaking Into E	ast Eleve	ator Machine			
HW Heat Exchanger	1005		• 0 = -						
Steam Fired	100%		2056	* *	4	\$60,200			
Sanitary Piping	1000/ 31	#102 200	LIEE						
Cast Iron	100% Now	\$102,300	LIFE	* *	1				
	Leak Evident, Extent		lffected :	5%					
C. D. D	Location : Sub-base	ement							
Storm Drain Piping Cast Iron	100%		LIFE	* *	1				
Sump Pump(s)	10070		LIFE		1				
Non-Submersible	100%		2041	* *	4	\$8,600			
Sewage Ejector(s)	10070		2041			Ψ0,000			
Electric	100%		2036	\$212,600	4	\$24,200			
Fixtures	10070		2030	Ψ212,000	•	Ψ2 1,200			
Generic	100%								
	Obsolete Fixtures, Ex	tent : Moderate, A	rea Affec	ted : 50%					
	Location : Various		33						
Booster Pump w/Tank									
Generic	100% Now	\$700	2036	\$36,200	1	\$14,900			
	Leak Evident, Extent	: Light, Area Affect	ted : 5%						
	Location : East Tan	k Room							
ertical Transport									
Elevators									
Geared Traction	100%		LIFE	* *					
	Other Observation, E	Extent : Severe, Ared	a Affected	d: 100%					
	Location: 2 Units I		t To 7th F	Floor, 3 Units Fron	1 1st To 8	8th Floor, 2 Units			
	From 1st To 9th Flo		. 7. 6		TT	n 15 -			
. <u> </u>	Explanation: 7 Uni	tts Total, 4 Units No	ot In Serv	nce; Not In Service	e Units A	re Beyond Repair			
Fire Suppression									
Standpipe	100%		2046	* *	1.5	\$204.700			
Generic	100%		2046		1-5	\$204,700			
Sprinkler No Component	90%								
No Component	10%		2046	* *	1.2	¢11 400			
Generic	1070		ZU40		1-2	\$11,400			

Maintenance \$ are aggregated over a 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

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	
-	Ψ30,300	

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



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

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

Asset #: 1941

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior										
Exterior Walls	4.50/		44.5.000			_	4-4 00			
Concrete Masonry Unit	15% Vertical Cro		\$125,800 nt : Moderate, Ared	LIFE Affected	* * d · 5%	5	\$7,300			
			Tracks South Face							
			xtent : Moderate, A		cted : 10%					
			Tracks South Face							
Masonry: Brick	75%	Now	\$483,000	LIFE	* *	5	\$58,700			
Waseing. Brien			tent : Moderate, Ar		ted : 10%	J	Ψ20,700			
	-		rth Facade							
	Misaligned/	Bulging,	Extent : Severe, Ar	ea Affect	ed : 10%					
	Location:	East Fac	rade							
	Water Penei	tration, E	xtent : Moderate, A	rea Affe	cted : 10%					
	Location:	East Fac	cade, Blue Section							
Metal Panel	5%			2056	* *	5-10	\$26,900			
Pre-Cast Concrete	5%	Now	\$56,700	LIFE	* *	5	\$12,700			
			ode, Extent : Mode	rate, Are	ea Affected : 50%					
	Location:									
			Moderate, Area Af	fected : 2	25%					
	Location :	Window	Sills							
Windows	0.50/	NI	\$25,000	2044	* *	_	¢7.500			
Aluminum	85% Broken/Miss		\$35,900 ents, Extent : Seven	2044		5	\$7,500			
		_	Locations Through		ijjecica . 170					
			xtent : Moderate, A		cted : 10%					
	Location :									
Aluminum	15%		\$126,700	2061	* *	5	\$1,300	1		
			ents, Extent : Sever		Affected : 35%	-	4-,	_		
	Location:	Clearsto	ries							
	Water Penet	tration, E.	xtent : Severe, Area	Affected	d : 15%					
	Location:	Clearsto	ries							
Roof										
Modified Bitumen	100%		\$1,329,500	2046	* *					
			derate, Area Affecte	ed: 10%						
	Location:	_		. 150/						
			vere, Area Affected Roof Drains	: 15%						
			xtent : Light, Area .	Affected	· 20%					
			Locations Through			ıg At Cle	arstories, Lower			
	Roof Into			,			,			
			Extent : Severe, Area	a Affecte	d : 30%					
	Location:									
- or	Explanatio	on : Patch	ning No Good, Still	Leaks B	elow Shelter Area.					
Soffits Stugge Coment	1000/			2041	* *	_				
Stucco Cement nterior	100%			2041		5				

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

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

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

Asset #: 1941

		Current I	Repair	Futur	uture Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•			•				•
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 Obs	ervation, E	xtent : N/A, Area A	lffected :	100%			
	Location	: Shelter A	lrea					
	Explana	tion : Resia	lent's Room Divider	rs				
Gypsum Board	13%			LIFE	* *	5-10	\$29,000	
Ceilings							-	
AcousTileSusp.Lay-In	Location Misaligne Location Staining/L	issing Elem 1 : Intake, C d/Bulging, 1 : Recreati	\$3,400 ents, Extent : Light Clinic And Offices Extent : Light, Arec on Room Extent : Moderate	a Affected	d : 1%	5	\$5,100	
Exposed Struc: Steel		Now etration, E.	\$680,200 xtent : Moderate, A	LIFE Irea Affec	* * cted : 5%			
	Location	: Shelter A	Irea					
Exposed Struc: Steel	61%							
Laposca Siruc. Sicci				LIFE	* *	10	\$123,300	
Fiber Board	15%			LIFE 2036		10	\$123,300	
Fiber Board	15%			2036	\$236,500	10	\$123,300	
Fiber Board	15%					10	\$123,300	
Fiber Board Site Enclosure	100% Broken/M Location Impact Do	issing Elem 1 : Gate	\$58,500 ents, Extent : Mode ent : Moderate, Are Lot	2036 2046 erate, Ara	\$236,500 * * ea Affected : 5%	10	\$123,300	
Fiber Board ite Enclosure Fence/Gates Chain Link	100% Broken/M Location Impact Do	issing Elem 1 : Gate 1mage, Exte	ents, Extent : Mode ent : Moderate, Are	2036 2046 erate, Ara	\$236,500 * * ea Affected : 5%	10	\$123,300	
Fiber Board ite Enclosure Fence/Gates Chain Link ite Pavements	100% Broken/M Location Impact Do	issing Elem 1 : Gate 1mage, Exte	ents, Extent : Mode ent : Moderate, Are	2036 2046 erate, Ara	\$236,500 * * ea Affected : 5%	10	\$123,300	
Fiber Board ite Enclosure Fence/Gates Chain Link	100% Broken/M Location Impact De Location 100% Cracking/ Location Ponding,	issing Elem : Gate umage, Exte : Parking Now Crumbling, : Through Extent: Mo	ents, Extent : Moderate, Are Lot \$9,500 Extent : Light, Are out derate, Area Affect	2036 2046 erate, Arc ea Affecte 2049 ea Affecte	\$236,500 * * ea Affected : 5% ed : 5%	10	\$123,300	
Fiber Board ite Enclosure Fence/Gates Chain Link ite Pavements Public Sidewalk	100% Broken/M Location Impact De Location 100% Cracking/ Location Ponding,	issing Elem 1: Gate 1: Gate 1: Parking Now Crumbling, 1: Through	ents, Extent : Moderate, Are Lot \$9,500 Extent : Light, Are out derate, Area Affect	2036 2046 erate, Arc ea Affecte 2049 ea Affecte	\$236,500 * * ea Affected : 5% ed : 5%	10	\$123,300	

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

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

Asset #: 1941

Architecture	Current Repair	Fut	ure Replacement	M	aintenance	
System Component Type	% of Fail Date Estir Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements						
Parking/Driveway						
Asphalt	100%	204	5 **			
	Cracking/Crumbling, Exten	t : Light, Area Affe	cted : 5%			
	Location: Throughout					
Activity Yard						
Asphalt	75% 4+	\$1,500 2039	**			
_	Cracking/Crumbling, Exten	t : Light, Area Affe	cted : 5%			
	Location : Basketball Con	ırt				
Cast in Place Concrete	25%	204	* *			

Electrical	Current R	Repair	Futur	uture Replacement Maintenance		Maintenance	
System Component Type	% of Fail Date Total (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, E.		ffected :	100%			
	Location : Electrica						
	Explanation : Two N Extended Life	Iain Service Discor	inect Su	vitches Rated At 1,2	200 Amp	eres Each And On	
Switchgear / Switchboard							
Fused Knife Sw	100%		2036	\$162,600	5	\$300	
	On Extended Life, Ext	tent : Moderate, Ar	ea Affec	ted : 100%			
	Location : Electrica	l 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		

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

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

Asset #: 1941

Electrical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estin	mated 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%	ó			
	Location : Hallways, Cafet	eria, Offices, Outside Per	imeter			
	Explanation: CCTV Surve	illance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2036	\$193,500	1-3	\$47,600	
	Other Observation, Extent:	N/A, Area Affected : 100%	ó			
	Location: Throughout The	Building				
	Explanation : Smoke Detec	tors, Alarm Bells, Manua	l Pull Station	s, Strobe	Lights, Horns	

echanical	Current Repair	Future	Replacement	М	aintenance	
rstem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating						
Energy Source						
Natural Gas	100%	2062	* *	1		
Conversion Equipment						
Hot Water Boiler	85%	2041	* *	1	\$31,500	
	Boiler Used For Hot Water, Extent : Location : 1st Floor - Boiler Room		ffected : 100%			
No Component	15%					
1	Other Observation, Extent: N/A, Are	ea Affected : 0	%			
	Location: Roof					
	Explanation : Reported Under Air	Conditioning	- Exterior Packag	ged Units	S	
Distribution						
Hot Wtr Piping/Pump	100%	2044	* *	4	\$5,500	
Terminal Devices						
Convector/Radiator	15%	2034	\$78,200	1	\$3,600	
Unit Heater - Hot Water	3%	2031	\$11,300			
	Other Observation, Extent: N/A, Art Location: 1st Floor - Supply Room		00%			
	Explanation: Location Noted					
No Component	82%					
	Other Observation, Extent: N/A, Are Location: 1st Floor	ea Affected : 0	%			
	Explanation: Reported Under Air	Conditioning -	- Split Systems			
Controls						
	50%	2035	\$915,500			
Digital	3070	2033	\$313,300			

Air Conditioning

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

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

Asset #: 1941

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (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	
reading Cooling	R-410a Refrigerant, Ex Location : Roof	tent : Light, Area	Affected	! : 100%			
Split Unit	20% R-22 Refrigerant, Exter Location : Roof	nt : Light, Area A	2031 ffected :	\$356,200 100%			
Split Unit	58%		2044	* *			
Spiit Ollit	R-410a Refrigerant, Ex Location : Roof	tent : Light, Area		! : 100%			
Window/Wall Unit	2%		2031	\$5,700	1		
Ventilation Distribution	1000/		LIEE	* *	2.5	¢((200	
Ductwork/Diffusers	100%		LIFE	~ ~	2-5	\$66,200	
Exhaust Fans Interior	20%		2031	\$66.500	2	\$500	
Roof	75%		2031	\$66,500 \$109,100	2 2	\$500 \$1,700	
Roof	5% Now	\$1,500	2036	\$7,300	2	\$1,700 \$100	
Rooi	Broken, Extent : Moder Location : Roof				2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	80%		2046	* *	1		
Galvanized Steel	20% Now Leak Evident, Extent : Location : 1st Floor -		00	\$191,500 50%	1		
Water Heater With Tanks							
Gas Fired	50% Now Broken, Extent: Severe Location: Cafeteria - Other Observation, Ext Location: Cafeteria -	· Water Heater Ro ent : N/A, Area A · Water Heater Ro	oom ffected : oom (1 O		2		
Gas Fired	Explanation: One Un 50% Other Observation, Ext Location: Cafeteria - Explanation: One Un	ent : N/A, Area A Water Heater R	2035 ffected : oom (2 0		2		
Sanitary Piping	-						
Cast Iron	100%		LIFE	* *	1		

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

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

Asset #: 1941

Mechanical	Current Repair	Future	e Replacement Maintenance		Replacement Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
lumbing								
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
	Other Observation, Extent : Ligh	ht, Area Affected :	100%					
	Location : Side Yard							
	Explanation : Storm Detention	Basin For Roof R	unoff					
Sump Pump(s)								
Submersible	100%	2029	\$2,300	4	\$2,400			
Fixtures								
Generic	100%							
Tankless Water Heater(PO								
Gas Fired	100%	2035	\$32,400	2	\$1,300			
	Other Observation, Extent : N/A	00	00%					
	Location : 1st Floor - Boiler R							
	Explanation: One Unit, 1435n	nbh						
Hot Water Storage Tank								
Generic	100%	2044	**	1	\$5,200			
	Other Observation, Extent: N/A		00%					
	Location: 1st Floor - Boiler R							
	Explanation: Two 350 Gallon	Units						
ire Suppression								
Sprinkler	1000/	2026	¢1 027 200	1.0	#21 000			
Generic	100%	2036	\$1,037,200	1-2	\$21,000			
Chemical System	1000/	2024	Φ 5 0.100	1 10	#20 000			
Generic	100%	2034	\$58,100	1-10	\$29,000			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location: Kitchen							
	Explanation : One 90 Square F	oot Hood						

Maintenance \$ are aggregated over a 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	\$2 202 200	\$5,065,000

Total	\$2,303,200	\$5,065,000
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Total	\$209,200	\$62,100	\$22,400	\$28,800
Importance Code C				
Importance Code B	\$199,100	\$55,600	\$18,900	\$25,500
Importance Code A	\$10,100	\$6,500	\$3,600	\$3,200
Total	\$209,200	\$62,100	\$22,400	\$28,800
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Mechanical	\$144,000	\$38,000	\$12,600	\$7,300
Electrical	\$16,400	\$13,800	\$2,600	\$2,600
Interior Architecture	\$35,000			\$11,600
Exterior Architecture	\$6,500	\$3,100		
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030



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

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

Asset #: 3012

chitecture	Cı	urrent Repa	air	Future Replacement Maintenan		aintenance	е		
stem Component Type		l Date Est (ears)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$34,700		
Masonry: Brick		low	\$138,900	LIFE	* *	5	\$84,400		
			Extent : Modei	ate, Arec	ı Affected : 5%				
	Location: T	_							
			t : Light, Area	Affected	: 2%				
	Location: W								
			ent : Light, Are	a Affecte	ed : 5%				
	Location : B	elow Gutter	^r Leaks						
Windows									
Aluminum	100% N		\$918,600	2058	* *	5	\$9,600		
	Air Infiltration Location : A		Ioderate, Area Throughout	Affected	: 25%				
	Ctrwt/Balnc Not Funct, Extent: Moderate, Area Affected: 25%								
	Location : A				33				
	Hardware Mis	sing, Exten	t : Moderate, A	rea Affe	cted : 15%				
	Location : A	_		50					
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : A								
	Water Penetration, Extent: Moderate, Area Affected: 20%								
	Location : A								
			ctent : Modera	e, Area A	Iffected : 25%				
	Location : A	-							
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 F	unc/Miss, E	Extent : Light, 2	Area Affe	cted : 5%				
	Location : G	utter Leaks							
Modified Bitumen	65%			2033	\$456,000	10	\$41,700		
		ent, Extent	: Light, Area A		·		4 , . 00		
	Location : T		J	-					
Soffits		-							
Cast in Place Concrete	50%			LIFE	* *	5	\$9,100		
Stucco Cement	50%			2038	* *	5	\$4,600		

Interior

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

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

Asset #: 3012

Architecture		Current I	Repair	Futur	e Replacement	М	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%		\$35,000	2042	* *	5	\$3,100		
			ents, Extent : Mode	erate, Ar	ea Affected : 5%				
		•	nts Throughout						
			Light, Area Affecte	ed : 25%					
	Location	ı : Apartme	nts Throughout						
Vinyl Tile	90%	0-2	\$257,400	2033	\$2,573,800	3	\$34,900		
			Extent: Moderate	, Area A <u>j</u>	fected : 5%				
	Location	ı : Basemer	nt Floor Corridor						
	Worn/Ero	de, Extent :	Light, Area Affecte	ed: 50%					
	Location	ı : Corridoi	rs And Apartments	Through	out				
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				LIFE	* *	5	\$800		
Gypsum Board	95%			LIFE	* *	5	\$124,000		
Site Enclosure									
Fence/Gates									
Chain Link	85%			2059	* *				
Iron Picket	15%			2053	* *				
			Extent : Light, Ared	a Affected	d: 10%				
	Location	ı : West Sid	e						
Retaining Walls									
Cast in Place Concrete	100%	ı		2068	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2046	* *				
On-Site Walkways									
Cast in Place Concrete	100%	1		2046	* *				
Parking/Driveway	. د د د د			• • • •					
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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

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

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

Asset #: 3012

Electrical	Current Repair F		Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (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, E		ffected :	100%				
	Location : Electrica							
	Explanation: One	1,200 Ampere And	Two 800	Ampere Main Disc	onnect S	witches		
Switchgear / Switchboard	1000/		20.42	* *	-	#200		
Fused Disc Sw	100%		2043	* *	5	\$300		
Raceway	1000/		20.42	ماد ماد				
Conduit	100%		2043	* *	1			
Panelboards	1000/		20.41	* *	-	Ф1 000		
Molded Case Bkrs	100%		2041	* *	5	\$1,800		
Wiring	1000/		20.42	* *	1			
Thermoplastic	100%		2043	* *	1			
Motor Controllers	1000/		2020	* *	-	¢500		
Locally Mounted	100%		2038	* *	5	\$500		
Ground								
Grounding Devices	100%		LIEE	* *	_	¢1 000		
Generic	100%		LIFE		5	\$1,000		
Lighting								
Interior Lighting LED	100%		2038	* *				
	100%		2038					
Egress Lighting	50%		2038	* *	10	\$8,300		
Emergency, Battery Exit, Battery	50%		2038	* *	10	\$2,300		
	3070		2036		10	\$2,300		
Exterior Lighting LED	30%		2038	* *				
No Component	70%		2036					
Lightning Protection	/070							
Arresters/Cabling								
Generic Generic	100% Now	\$13,800	2068	* *	5	\$300		
Generic	Other Observation, E				3	\$300		
	Location : Roofs	meni . Moderdie, 2	1764 21336	ciea . 10070				
	Explanation : Light	ning Rods Not Proj	nerly Roi	nded/detached				
Alarm	Explanation . Digiti	1000 1101 1101	City DOI	iaca, aciacitea				
Security System								
Generic	100%		2038	* *	1	\$25,800		
Generie	Other Observation, E	xtent : N/A. Area A		100%	1	Ψ25,000		
	Location : Through),) = = = = :					
	Explanation : CCT	_	em					
Fire/Smoke Detection			-					
Under Construction	100%							

Mechanical		Current F	Repair	Futu	e Replacement	M	aintenance	
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.

Asset #: 3012

echanical	Current I	Repair	Future R	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nting							
Energy Source							
Electricity	5%		2043	* *	1		
Natural Gas	95%		2043	* *	1		
Conversion Equipment							
Hot Water Boiler	95%		2046	* *	1	\$32,500	
	Other Observation, E		lffected : 10	0%			
	Location: Boiler R						
	Explanation: Two U		nput Each, L	Domestic Hot W	ater Gen	erated From	
	Built-in Heat Excha	ingers					
Radiant Heater	5%		2033	\$90,000	2	\$1,600	
	Other Observation, E			0%			
	Location : Basemen		ne Room				
	Explanation : Elect	ric Unit Heater					
Distribution	200/ 37	# 40 000	LIBB	ماد ماد	2.5	45.5 00	
Ductwork/Diffusers	20% Now	\$40,800	LIFE	* *	2-5	\$7,700	
	Damaged, Extent: M	***	cted : 10%				
	Location : Roofs At						
Hot Wtr Piping/Pump	80% Now	\$121,000	2058	* *	4	\$2,700	
	On Extended Life, Ex		Affected: 10	0%			
	Location : Through						
	Other Observation, E		a Affected :	100%			
	Location : Through						
	Explanation : Syste	m Unable To Deliv	er Required	Flow To Meet F	Heat Den	ıand	
Terminal Devices	100/ 31	ф120.200	20.42	* *	1	#2.000	
Air Handler	10% Now	\$130,200	2043		1	\$3,900	
	Damaged, Extent : M Location : Roofs	oaeraie, Area Affe	ctea : 100%				
		stant Light Anga	official 10	00/			
	On Extended Life, Ex Location : Roofs	ieni . Ligni, Area A	<i>престеа</i> . 10	070			
	Other Observation, E	Extant: N/A Amag	(ffeeted : 10	00/			
	Location : Roofs	ziem . IVA, Area A	ујества . 10	070			
	Explanation: Two I	Poofton Maka un A	liv I Inite				
C		<i>Коолор таке-ар А</i>		\$205.000	1	¢15 (00	
Convector/Radiator	70%		2031	\$395,900	1	\$15,600	
	On Extended Life, Ex	-	<i>Пјестеа : 10</i>	0%			
	Location: Through	<i>Oui</i>	***				
Fan Coil Unit/Heat	10%		2028	\$171,500	1	\$2,200	
	On Extended Life, Ex	-		0%			
	Location: Basemen	-		00/			
	Other Observation, E			0%			
	Location: Basemen						
	Explanation : Ducte	ea Heating And Ver					
Unit Heater - Hot Water			2033	\$41,000			
	Other Observation, E		Iffected: 10	0%			
	Location: Various						
	Explanation: Cabin	not And I hit Hoate	rc				

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

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

Asset #: 3012

Mechanical	Current Re	epair Fut	Future Replacement		Maintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Yea FY		Cycle (Yrs)	Estimated Cost	Priority
Heating						
Controls						
Electrical	100%	202	8 \$384,500			
Air Conditioning						
Energy Source	30%	204	1 **	1		
Electricity No Component	70%	204	1	1		
Conversion Equipment	7070					
Split Unit	5% Now	\$82,100 204	3 **			
Spiit Cint	-	e, Area Affected : 100%	,			
	Location : Roof - Wes					
Window/Wall Unit	25%	202	8 \$65,500	1		
No Component	70%	202	3 \$05,500	1		
Ventilation	7070					
Distribution						
Ductwork/Diffusers	50%	LIF.	E **	2-5	\$19,300	
No Component	50%				,	
Exhaust Fans						
Interior	10%	202	8 \$30,700	2	\$200	
	On Extended Life, Exte	ent : Light, Area Affected	d: 100%			
	Location: Basement	- Ceiling Mounted				
Roof	25% Now	\$33,600 204	* *	2	\$400	
	On Extended Life, Exte	nt : Light, Area Affected	d : 100%			
	Location: Roofs					
	Unit Inoperable, Exten	t : Moderate, Area Affe	cted: 100%			
	Location : Roofs					
Roof	25%	202	8 \$33,600	2	\$500	
	On Extended Life, Exte	nt : Light, Area Affected	d : 100%			
	Location: Roofs					
No Component	40%					
Plumbing						
H/C Water Piping						
Brass/Copper	100% Now	\$17,800 203	· ·	1		
		ent : Light, Area Affected	d : 100%			
	Location : Throughor					
		tent : Moderate, Area A	ffected : 30%			
	Location : Boiler Roc					
·	Explanation : Domes	tic Hot Water Recircula	ting Pump Defective			
Sanitary Piping	1000/ 37	φ.42. coc ===				
Cast Iron	100% Now	\$43,600 LIF		1		
	Blockage /Clogged, Ex Location : Basement	tent : Moderate, Area A	ffectea : 20%			
G. D. B.	Location : Basement	- rrest stae				
Storm Drain Piping	1000/	1 117	G **	1		
Cast Iron	100%	LIF		1		
Backflow Preventer	1000/	202	2 **	1	¢4.200	
Generic	100%	203	0 **	1	\$4,200	

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

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

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DEPT. OF HOMELESS SERVICES - 071 BRIARWOOD FAMILY RESIDENCE

Asset #: 3012

Mechanical	Current Repair	Future Re	placement	Maintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year Est FY	imated Cost Cycl (Yrs		Priority
Plumbing					
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
	Other Observation, Extent:	Light, Area Affected: 10	0%		
	Location : Basement To 2	nd Floor			
	Explanation: 1 Unit				
Fire Suppression					
Sprinkler					
Generic	100%	2043	** 1-2	\$19,400	

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 4454

rchitecture		Current Repair Future Replacement Maintenance			aintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	Cracking/ Location	: Through	\$33,400 Extent : Moderate out derate, Area Affect			5	\$4,100	
	Location	ı : Areaway	s At North Facade					
			Light, Area Affecte	ed : 25%				
			s At North Facade					
Stucco Cement	75%			2047	* *	5	\$30,500	
Windows								
Aluminum		Now	\$13,900	2050	* *	5	\$2,900	
			ct, Extent : Modera	ite, Area	Affected : 10%			
	Location	: Through	out					
Parapets	100/			2064	ש ש	-	Ф1 700	
Metal Panel	10%			2064	* *	5	\$1,500	
Stucco Cement Roof	90%			2054	* *	5	\$9,200	
Modified Bitumen	95% Blisters, E Location	xtent : Ligh	\$4,500 ht, Area Affected : :	2039 5%	**			
Skylight, Metal/Glass	Cracking/	Now Crumbling, 1 : Skylight	\$6,000 Extent : Light, Are	2054 ea Affecte	* * ed : 2%			
terior								
Floors	-0/					_	42.400	
Cast in Place Concrete	5%		#2 000	LIFE	* *	5	\$2,100	
Ceramic Tile	_		\$2,800 Extent : Moderate ns	2043 , Area A <u>j</u>	* * fected : 5%	5	\$500	
Quarry Tile	5%			2047	* *	5	\$1,500	
Vinyl Tile	Adhesion Location Cracking/ Location Uneven Su	: Through Crumbling, : Through	Extent : Moderate out tent : Moderate, A	, Area A <u>j</u>	ffected : 15%	3	\$6,200	
Interior Walls	Locuitor	Imough						
Ceramic Tile	Cracking/	Now Crumbling, a: Through	\$1,600 Extent : Light, Are out	2043 ea Affecte	* * ed : 5%	5	\$700	
								
Concrete Masonry Unit	5%			LIFE	* *	5	\$600	
Concrete Masonry Unit Gypsum Board	5% 70%			LIFE LIFE	* *	5 5	\$600 \$12,500	

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

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

Asset #: 4454

Architecture	ecture Current Repair		Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
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	: Through	out					
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Asphalt	100%			2043	* *			
•	_	Crumbling, : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 10%			
	_	Extent : Lig : Parking	tht, Area Affected : Lot	10%				

Electrical	Current Repair	Future Repla	cement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$100	
	Other Observation, Extent : Ligh	t, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : Main Service Swi	tch Rated At 400 Ampe	res			
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

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

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

Asset #: 4454

Electrical		Current	Repair	air 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		
			Extent : Light, Area	Affected	: 100%				
		_	out The Building						
			Lamps Type Fixtur						
Fluorescent	70%			2034	\$142,700	10	\$8,600		
	Other Observation, Extent : Light, Area Affected : 100%								
			r And 2nd Floor						
		ation: T-8 L	amps						
LED	25%			2042	* *				
			Extent : Light, Area	Affected	: 100%				
		_	out The Building						
	Explana	ation : LED	Light						
Egress Lighting									
Emergency, Battery	50%			2034	\$11,200	10	\$1,600		
Exit, LED	50%	, D		2069	* *	1			
Exterior Lighting									
LED	20%	,)		2042	* *				
No Component	80%	Ď							
Alarm									
Security System									
Generic	100%			2039	* *	1	\$5,000		
	Other Ob	servation, E	Extent : Moderate, 2	Area Affe	cted : 100%				
	Location : Exterior And Hallways								
	Explana	ation : Cam	eras Security System	n					
Fire/Smoke Detection									
Generic, Digital	100%			2029	\$34,600	1-3	\$8,300		
			Extent : Light, Area	Affected	: 100%				
		n : Building							
	Explana	ation : Fire	Alarm System Is Ol	bsolete S	ystem.				

Mechanical	Currer	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te 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.

Asset #: 4454

Mechanical	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment	200/		2020		1	#1.200	
Furnace	20%		2039	**	1	\$1,300	
	Other Observation, Ex	tent : N/A, Area Ą	ffected :	100%			
	Location: Roof	2 D 1					
TT . TT . D . H	Explanation: 1 Roof	top Package Unit	2022	4112 000		Φ.7. 2.0.0	
Hot Water Boiler	80%	. 16 1	2032	\$113,900	1	\$5,300	
	On Extended Life, Exte	ent : Moderate, Ar	ea Affec	ted: 100%			
	Location: Basement		CC4-1.	1000/			
	Other Observation, Ex		јјестеа :	100%			
	Location : Boiler Ro		l. Tl	-1 17:4			
Distribution	Explanation: 1 Unit	At 510,000 Britisi	ı 1 nerme	ui Onii			
Distribution Hot Wtr Piping/Pump	80%		2042	* *	4	\$500	
No Component	20%		2042		4	\$300	
Terminal Devices	ZU/0						
Convector/Radiator	80%		2039	* *	1	\$3,500	
No Component	20%		2039		1	\$5,500	
Controls	2070						
Electrical	100%		2029	\$74,500			
Air Conditioning	10070		2027	Ψ/4,500			
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Ext Pkg Unit -	20%		2039	* *	2	\$200	
Heating/Cooling						·	
5 5	R-410a Refrigerant, E.	xtent : Light, Area	Affected	d : 100%			
	Location: 1 Unit, Ro	of					
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, Ex		ffected :	100%			
	Location: Basement						
	Explanation: One 7.	5 Gallon Unit For	Kitchen	•			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		

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

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

Asset #: 4454

Mechanical	Current Repair	Futur	e Replacement	M					
System Component Type	% of Fail Date Estim Total (Years)	ated 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 Basen	ient							
Fixtures									
Generic	100%								
Tankless Water Heater(PO	J)								
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 Gas	lon 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 Se	juare Feet							

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

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

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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

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

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



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

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

Asset #: 53

Architecture	Current Repair		Future Replacement		Maintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
xterior	•						-			
Exterior Walls										
Masonry: Brick	10% Now	\$14,600	LIFE	* *	5	\$8,900				
	Water Penetration, E									
	Location: Second	Floor Adjacent Rec	reation R	Room Entrance						
Masonry: Brick	90%		LIFE	* *	5	\$159,900				
Windows										
Aluminum	100% Now	\$459,300	2044	* *	5	\$9,600				
	Air Infiltration, Exte	nt : Moderate, Area	Affected	! : 50%						
	Location : Through	out Apartment Win	dows							
	Hardware Missing, I	Extent : Moderate, A	Area Affe	cted : 30%						
	Location : Through	out Apartment Win	dows							
	Worn/Erode, Extent	Moderate, Area Aj	fected : 4	40%						
	Location : Through	out Apartment Win	dows							
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 A	ffected : .	15%						
	Location : Through	out Main Building	And Easi	Wing						
	Blisters, Extent: Light, Area Affected: 10%									
	Location: Roof Throughout									
	Ponding, Extent : Li	Ponding, Extent: Light, Area Affected: 20%								
	Location: Roof Throughout									
	Recent Repair Evide		ea Affecto	ed : 10%						
		Location: Upper Roof Throughout								
	Seams Open/Split, E.		rea Affec	ted : 5%						
	Location : Upper F									
	Water Penetration, E		lrea Affeo	cted : 10%						
	Location: Rooms	211, 212, 302, 313								
	Worn/Erode, Extent	-	fected : 1	10%						
	Location: Roof Th	roughout								
nterior			_							
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	-								
	Location : Through	out Corridors And	Apartme	nts						

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

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

Asset #: 53

Architecture		Current	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	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				LIFE	* :	5	\$17,000	
Glass: Single Pane	5%			LIFE	* :	5	\$10,600	
Gypsum Board	5%		\$2,500	LIFE	* :	* 5	\$4,200	
			xtent : Moderate, A	rea Affe	cted : 5%			
	Location	n : Adjacen	t Recreation Room					
Gypsum Board	60%	ı		LIFE	* :	* 5-10	\$144,200	
Ceilings								
Exposed Struc: Concret	e 25%)		LIFE	* :	* 5-10	\$32,600	
Gypsum Board	25%		\$9,100	LIFE	* :	* 5	\$32,600	
		Crumbling n : Daycare	Extent : Moderate	, Area Aj	ffected : 10%			
Plaster	50%	Now	\$31,800	LIFE	*:	* 5	\$32,600	
Traster			Extent : Light, Are		ed : 5%		ψ32,000	
			out Apartments And					
		_	xtent : Moderate, A					
			211, 212, 302, 313					
Site Enclosure								
Fence/Gates								
Chain Link	50%			2056	* :	*		
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Building	Perimeter					
	Explana	tion : Steel	Mesh Style Fence					
Chain Link	15%	0-2	\$3,500	2046	* :	*		
	Corrosion	/Rusting, E	xtent : Moderate, A	lrea Affe	cted : 25%			
		n : Roof Gu		55				
		-	Extent : N/A, Area A	ffected :	100%			
		n : Roofs		00				
		-	Guard Rails					
Iron Picket		Now	\$1,800	2071	* :	*		
Holl I leket			nents, Extent : Light		ffected · 5%			
		n : Central .		, 111 CU 11	gettea : 570			
Site Pavements	Locuitor	commun						
Public Sidewalk								
Cast in Place Concrete	100%			2041	* :	*		
On-Site Walkways	100/0	•		2011				
Asphalt	25%	2-4	\$1,600	2039	* :	*		
2 ispituit			Extent : Light, Are		ed · 5%			
	_	r i Garden	_	a zijjecil				
Cast in Place Concrete	75%			2049	*:	*		
Casi III Place Concrete	13%0	1		∠049	•			

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

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

Asset #: 53

Architecture	Current Rep	oair Fu	Future Replacement		Maintenance				
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year		ed Cost	Cycle (Yrs)	Estimated Cost	Priority		
Site Pavements									
Parking/Driveway									
Asphalt	100% 2-4	\$7,000 203	39	* *					
	Cracking/Crumbling, Ex	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Parking Lo	Location : Parking Lot Area							
	Ponding, Extent : Light,	Area Affected : 15%							
	Location : Parking Loc	t Area							
Activity Yard									
Rubber Matting	100%	204	11	* *					

Electrical	Current R	epair F	uture	Replacement	Ma						
System Component Type	% of Fail Date Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Under 600 Volts											
Service Equipment											
Fused Disc Sw	100%)46	* *	5	\$300					
	Other Observation, Extent: N/A, Area Affected: 100%										
	Location: Basement										
	Explanation : Main	Service Disconnect Sw	ritch R	Rated 3,000 Ampe	res						
Switchgear / Switchboard	1000/	•		di di	_	4.00					
Fused Disc Sw	100%)46	**	5	\$300					
	Other Observation, Ex		ted : I	00%							
	Location: Basement										
	Explanation : One V	ertical Section									
Raceway	1000/	•		* *							
Conduit	100%	20)46	* *	1						
Panelboards	1000/	•		ماد ماد	_	41.700					
Molded Case Bkrs	100%	20)44	* *	5	\$1,700					
Wiring	1000/	20		ماد ماد							
Thermoplastic	100%	20)46	* *	1						
Motor Controllers				di di	_	*					
Locally Mounted	100%	20)41	* *	5	\$400					
Ground											
Grounding Devices					_						
Generic	100%		FE	**	5	\$1,900					
	Other Observation, Ex		Affect	ted : 100%							
	Location : Basement	-									
	Explanation: Water	Main Pipe Grounded									
Lighting											
Interior Lighting	1000/		. 4.1	* *							
LED	100%	20)41	* *							
Egress Lighting	400/			as a	10	* * * * * * *					
Emergency, Battery	40%)41	* *	10	\$6,300					
Exit/Emergency Light	30%	20)41	* *							
Combo	200/			as a							
Exit, LED	30%	20)64	* *	1						

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

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

Asset #: 53

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
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%		\$27,600	2076	* *	5	\$300	
			ctent : N/A, Area A	ffected :	10%			
	Location	-						
	Explanat On The R		ul Lightning Rod A	re Disco	nnected From Equ	ipment A	nd Are Laying	
Alarm								
Security System								
Generic	100%			2031	\$121,800	1	\$24,200	
			ctent : N/A, Area A	ffected :	100%			
	Location	: Hallways						
	Explanat	ion : CCTV	Surveillance Can	iera Syst	em			
Fire/Smoke Detection								
Generic, Digital	100%			2036	\$167,300	1-3	\$41,200	
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location	: Througho	ut The Building					
	Explanat	ion : Manu	al Pull Station And	d Smoke	Detectors			

lechanical		Current Re	pair	Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating									
Energy Source									
Natural Gas	100%			2056	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2041	* *	1	\$32,100		
		ent, Extent : N : Basement	Moderate, Area A	lffected :	10%				
	Other Obse	ervation, Ext	ent : N/A, Area A	ffected :	100%				
	Location	: Basement							
	Explanat	ion : 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 Serv	vice, Extent :	Severe, Area Aff	ected : 7.	5%				
	Location	: Roof							
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 100%				
	Location		<u> </u>						
	Explanat	ion : Hot Wa	ter Sourced Heat Of This Survey.	ing And	Ventilating Units. I	Equipmer	nt Was Not		
Convector/Radiator	80%		<u>. </u>	2041	* *	1	\$16,800		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 53

Mechanical	Curr	Current Repair			M		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Controls				**			
Electrical	100%		2031	\$360,600			
Air Conditioning							
Energy Source	1000/		2052	* *	1		
Electricity	100%		2052	* *	1		
Conversion Equipment Window/Wall Unit	250/		2021	¢61.400	1		
	25% 75%		2031	\$61,400	1		
No Component Ventilation	/370						
Ventilation Distribution							
Ductwork/Diffusers	40%		LIFE	* *	2-5	\$22,900	
No Component	60%		LII L		2 3	\$22,700	
Exhaust Fans	0070						
Interior	20%		2036	\$57,500	2	\$400	
		ace, Extent : Moderate,			_	4	
	Location: Bas	ement					
Roof	75%		2036	\$94,400	2	\$1,500	
Roof	5% No	w \$6,300	2046	**	2	\$100	
		Extent : Moderate, Area		d : 5%		4	
		f, Multiple Mechanical			n 5 Of 80	0 Exhaust Fans	
Plumbing							
H/C Water Piping							
Brass/Copper	85% 2-4	\$35,400	2056	* *	1		
	Corroded, Exten	t : Moderate, Area Affe	cted : 100	0%			
	Location: Boo	ster 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	
Electric Backflow Preventer						•	
Electric Backflow Preventer Generic	100% 100%		2036 2041	\$34,000	1	\$3,900 \$4,000	
Electric Backflow Preventer Generic Fixtures	100%					•	
Electric Backflow Preventer Generic Fixtures Generic						•	
Electric Backflow Preventer Generic Fixtures Generic Vertical Transport	100%					•	
Electric Backflow Preventer Generic Fixtures Generic Vertical Transport Elevators	100%		2041	**		•	
Electric Backflow Preventer Generic Fixtures Generic Vertical Transport	100% 100% 100%	on Extant : Light Aug	2041 LIFE	**		•	
Electric Backflow Preventer Generic Fixtures Generic Vertical Transport Elevators	100% 100% 100% Other Observation	on, Extent : Light, Area	2041 LIFE	**		•	
Electric Backflow Preventer Generic Fixtures Generic Vertical Transport Elevators	100% 100% 100% Other Observatic Location: Bas	ement To 2nd Floor	2041 LIFE	**		•	
Electric Backflow Preventer Generic Fixtures Generic Vertical Transport Elevators Hydraulic	100% 100% 100% Other Observation	ement To 2nd Floor	2041 LIFE	**		•	
Electric Backflow Preventer Generic Fixtures Generic Vertical Transport Elevators	100% 100% 100% Other Observatic Location: Bas	ement To 2nd Floor	2041 LIFE	**		•	

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

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

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DEPT. OF HOMELESS SERVICES - 071 BUSHWICK FAMILY RESIDENCE

Asset #: 53

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

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

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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

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	

EYDENSE	FY 2027	FY 2028	FY 2029	FY 2030

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



Maintenance \$ are aggregated over a ten-year period. Site specific 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		Futur	e Replacement	Maintenance			
System Component Type	% of I Total	Tail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$48,700	
Masonry: Brick	80%	2-4	\$160,400	LIFE	* *	5	\$39,000	
	_	~ ~	Extent : Moderate, Line At Third Floo		ected : 5%			
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/Mis	sing Elem	ents, Extent : Seve	re, Area 2	Affected : 20%			
	Location:	Coping A	At Stair Bulkhead					
Roof								
Modified Bitumen	50%	Now	\$358,300	2046	* *			1
	Blisters, Ex	tent : Seve	ere, Area Affected :	15%				
	Location:	First Flo	or Roof					
	Ponding, Ex	ctent : Mo	derate, Area Affeci	ted : 10%	ó			
	Location :							
	Seams Open/Split, Extent : Severe, Area Affected : 20%							
	Location: Lower Roof Of 1st Floor							
			xtent : Severe, Area	ı Affected	d: 10%			
	Location : First Floor Roof Other Observation, Extent : Severe, Area Affected : 100%							
	Location:			<i>a 1133</i> cc i c	u . 100/0			
			equate Installation					
M - 4:6 - 4 D:4	50%	m . maac	quate Instatiation	2041	* *	10	\$22.900	
Modified Bitumen	30%			2041		10	\$32,800	
Soffits	750/			LIEE	* *	_		
Cast in Place Concrete	75%			LIFE	* *	5		
Glass: Special Gauge	25%			LIFE	* *	1		
nterior								
Floors	(50/	0.2	#07.000	TIPE	* *	_	¢125.000	
Cast in Place Concrete	65%	0-2	\$97,900	LIFE		5	\$125,900	
			xtent : Moderate, A	rea Affec	cted : 2%			
	Location .	First Fic	or 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	

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

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

Asset #: 3014

Architecture		Current	Repair	Futu	re Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings									
AcousTileSusp.Lay-In		Now	\$2,900	2041	**	5	\$4,400		
		issing Elen n : Lunch R	nents, Extent : Mod	erate, Ar	rea Affected : 2%				
				166-	-4-1.20/				
	_	nscoioring n : Lunch R	, Extent : Severe, A	rea Ajjec	ciea : 2%				
			oom Moderate, Area A <u>j</u>	factad :	100/				
		ue, Extent . n : Lunch R		jecieu .	1070				
AcousTileSusp.Lay-In	10%			2049	* *	5	\$8,900		
Exposed Struc: Concrete			\$212,200	LIFE	* *	5	\$11,100		
Exposed Strue. Concrete			, Extent : Moderate		ffected · 2%	3	\$11,100		
		n : Corridoi		, 111 cu 11	gjeereu . 270				
ite Enclosure									
Fence/Gates									
Aluminum Rail	20%			2049	* *	5-10			
			Extent : N/A, Area A	Iffected :	50%				
		n : Upper R							
		tion : Guar	d Railing						
Iron Picket	80%)		2071	* *				
Retaining Walls	1000/			2071	* *				
Cast in Place Concrete	100%)		2071	* *				
Site Pavements Public Sidewalk									
Cast in Place Concrete	100%			2049	* *				
On-Site Walkways	10070	,		2049					
Cast in Place Concrete	100%	,		2049	* *				
Parking/Driveway	10070	<u> </u>		2019					
Asphalt	100%	0-2	\$46,900	2039	* *				
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%								
	Location	n : Through	out						
	Potholes,	Extent : Me	oderate, Area Affec	ted : 2%					
	Location	n : Through	out						
	-	_	xtent : Moderate, A	rea Affe	cted : 10%				
	Location	n : Through	out						

Electrical	Current Repair	Futur	e Replacement	Replacement Ma		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2056	* *	3	\$200	
	Other Observation, Extent .	: N/A, Area Affected :	100%			
	Location : Electrical Room	m Basement				
	Explanation: Two 1600 A	Imperes				

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

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

Asset #: 3014

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of I 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	
			ctent : N/A, Area A	ffected :	100%			
		: Electrica						
	Explanati	on : Two 5	00 Kva Transform	er				
Switchgear / Switchboard								
Air Circuit Breaker	100%			2056	* *	3	\$500	
Jnder 600 Volts								
Switchgear / Switchboard	1000/			2026	#130 000	_	#200	
Air Circuit Breaker	100%			2036	\$130,000	5	\$300	
Raceway	(00/			2046	* *	1		
Conduit	60%			2046	* *	1		
Conduit	40%			2056	* *	1		
Panelboards	50/			2025	Φ4.500	-	#100	
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	700/			2026	Ф.C1. 200	1		
Thermoplastic	70%			2036	\$61,300 * *	1		
Thermoplastic	30%			2056	* *	1		
Motor Controllers	900/			2024	¢1.42.200	-	¢200	
Locally Mounted	80%			2034	\$142,200 * *	5	\$300	
Locally Mounted	20%			2049	* *	5	\$100	
Ground D.								
Grounding Devices	100%			LIFE	* *	5	¢1.700	
Generic	100%			LIFE		5	\$1,700	
tand-by Power Transfer Switches								
Automatic	100%			2041	* *	1	\$18,200	
	10070			ZU41		1	\$10,200	
Generators Diesel	100%			2039	* *	1	\$22,900	
Diesei		rvation F	ctent : N/A, Area A		100%	1	\$22,900	
	Location:		uem . IVA, Area A	ујестей.	100/0			
			0 Kilowatts - The	Gonovate	or Is Supplying Pov	var To O	nh 1 Faw	
			d Not All Of The E			ver 10 O	my A I EW	
Batteries				1 T J				
Lead/Acid	100%			2029	\$2,500	5	\$2,200	
Fuel Storage								
Main Tank	100%			2051	* *	5		
		rvation, Ex	ctent : N/A, Area A		100%			
	Location :							
	Explanation	on : One 1	80 Gallons					

Lighting

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

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

Asset #: 3014

Current Repair		Future Replacement		Maintenance			
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					10	\$13,600	
_		_	, Area Aj	fected : 100%			
		out The Building					
_				·	10	\$13,600	
_		-	Area Aff	ected : 100%			
		S					
				\$45,000	10	\$2,700	
•		0	ht, Area	Affected : 100%			
Location	ı : Basemen	t					
45%			2041	* *			
35%			2036	\$12,800	1		
5%			2036	\$2,500			
60%			2031	\$15,300	1		
2 - 0 /			• • • • •				
		#15 000					
_		. ,					
-	-		jected:	2%			
		The Building					
70%							
1000/			2026	¢111 000	1	¢22.100	
		t. Light Auga Affa			1	\$22,100	
			уестей.	100/0			
			em				
p		System System					
100%			2044	* *	1-3	\$36,400	
	Total 25% T-12 Lamp Location 25% T-8 Lamps Location 45% Compact Location 45% 60% 25% 5% Malfunction Location 70% Not in Ser Location Other Obs Location Explana	25% T-12 Lamps And Fixture Location: Throught 25% T-8 Lamps And Fixture Location: Hallway. 5% Compact Fluorescente Location: Basement 45% 35% 5% 60% 25% 5% Now Malfunctioning, Extent Location: Front Of 70% Not in Service, Extent Location: Throught Other Observation, E Location: Interior	25% T-12 Lamps And Fixtures, Extent: Light Location: Throughout The Building 25% T-8 Lamps And Fixtures, Extent: Light, Location: Hallways 5% Compact Fluorescent Light, Extent: Explanation: Throughout The Building Other Observation, Extent: N/A, Area And Location: Interior And Exterior Explanation: CCTV Surveillance Systems	25% 2031 T-12 Lamps And Fixtures, Extent: Light, Area Ay Location: Throughout The Building 25% 2036 T-8 Lamps And Fixtures, Extent: Light, Area Affected: Location: Hallways 5% 2036 Compact Fluorescent Light, Extent: Light, Area Location: Basement 45% 2041 35% 2036 5% 2036 60% 2031 25% 2041 35% 2036 5% 2036 60% 2031 25% 2041 5% Now \$15,800 2046 Malfunctioning, Extent: Severe, Area Affected: Location: Front Of The Building 70% 100% 2036 Not in Service, Extent: Light, Area Affected: 10 Location: Throughout The Building Other Observation, Extent: N/A, Area Affected: Location: Interior And Exterior Explanation: CCTV Surveillance System	Year Estimated Cost Year Estimated Cost FY	Not Fail Date Estimated Cost Year Estimated Cost (Years) Cycle FY Cycle (Yrs)	Solution

Mechanical	Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t 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 Tan	k				

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

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

Asset #: 3014

Mechanical	Cur	rent Repair	Futur	Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Radiant Heater	5%		2036	\$77,000	2	\$1,400	
		ion, Extent : N/A, Area	Affected :	100%			
	Location : Sta						
	Explanation:	Electric Unit Heaters					
Steam Boiler	95%		2041	* *	1	\$55,600	
Distribution							
Steam Piping/Pump	100% No	w \$9,500	2036	\$473,600			
1 5 1	Insul. Deteriord	ting, Extent : Light, Ar	ea Affecte				
	Location : Ba.	sement					
Terminal Devices							
Convector/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	* *			
Spin Sim		rant, Extent : Light, Are		l : 100%			
		bby, Offices, Telecom R					
Window/Wall Unit	20%	J · 30 ·	2031	\$44,800	1		
No Component	70%		2031	\$44,000	1		
Ventilation	7070						
Distribution							
Distribution Ductwork/Diffusers	100% 0-	2 \$51,900	LIFE	* *	2-5	\$33,000	
Ductwork/Diffusers		1 : Light, Area Affectea			2-3	\$33,000	
	Location: 1st		i . 3/0				
E-1 A E	Location . 1st	1.1001					
Exhaust Fans Interior	20%		2036	\$52,500	2	\$400	
	20% 80%		2036	\$32,300	2	\$400 \$1,500	
Roof	8070		2030	\$91,000	2	\$1,300	
lumbing H/C Water Piping							
Brass/Copper	100%		2036	\$759,600	1		
	10070		2030	\$/39,000	1		
HW Heat Exchanger Steam Fired	100%		2046	* *	4	\$5,800	
	100%		2040		4	\$3,800	
Sanitary Piping	1000/ 31	014000	TIPP	* *	1		
Cast Iron	100% No		LIFE	-1- W	1		
	Leak Evident, E Location : Ba	xtent : Light, Area Affe	ciea : 5%				
G. D. D.	ьосиноп : Ва	sement					
Storm Drain Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	1000/		2026	000.400		42.600	
Generic	100%		2036	\$26,400	1	\$3,600	

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

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

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

Asset #: 3014

Mechanical	Current Repair	Future Repla	cement	M					
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Fixtures									
Generic	100%								
	Obsolete Fixtures, Extent : Li	ght, Area Affected : 100%							
	Location: Throughout								
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent : N	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				

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

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

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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

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

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



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

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

Asset #: 1960

Architecture		Current Re	pair	Future Replacement		M	aintenance	
ystem Component Type		ail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
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%		\$8,800	2036	\$88,000			
			, Extent : Moder	ate, Area	Affected : 5%			
			afeteria Area					
			ent : Moderate, A	rea Affec	cted : 5%			
	Location:	Kitchen Ar	ea, Basement					
Single Ply Membrane	90%			2036	\$1,484,000	10	\$72,400	
Soffits								
Fiberglass Panel	15%			2045	* *	5		
Wood	85%			2041	* *	5		
terior								
Floors								
Cast in Place Concrete	10%	Now	\$84,600	LIFE	* *	5	\$43,500	
	Broken/Miss	ing Elemen	ts, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location:							
	Cracking/Cr Location:		xtent : Moderate	, Area A <u>j</u>	fected : 20%			
Ceramic Tile	10%	0-2	\$112,200	2039	* *	5	\$9,900	
	Broken/Miss	ing Elemen		erate, Ar	ea Affected : 20%		. ,	
	Location:	Location: Toilets And Showers						
	Cracking/Cr	umbling, E	xtent : Moderate	, Area Aj	fected : 20%			
	Location:	Toilets And	l Showers					
Vinyl Tile	55%	Now	\$151,200	2036	\$3,023,100	3	\$41,000	
J		ing Elemen			ea Affected : 1%		, ,,,,,	
	Cracking/Cr Location:	_	xtent : Severe, A	rea Affec	ted : 10%			
			oderate, Area A <u>j</u>	fected ·	10%			
	Location:			,				
Vinyl Tile 9" X 9"	25%	0-2	\$79,600	2031	\$3,978,000	3	\$18,700	
vinyi The 9 X 9		umbling, E	xtent : Moderate			3	\$18,700	
	Uneven Subs	trate, Exte	nt : Moderate, A	rea Affec	ted : 10%			
	Location:	_		~ , 1	100/			
			oderate, Area A <u>j</u>	jected : 1	10%			
	Location:	1 nrougnou	ι					

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

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

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
nterior								
Interior Walls								
Ceramic Tile		Now	\$50,300	2039	* *	5	\$4,600	
			Extent : Moderate	e, Area Afj	fected : 20%			
		n : Showers		. 4	1.00 . 1 250/			
			ode, Extent : Mode	erate, Are	a Affected : 25%			
		n : Showers						
Gypsum Board	10%			LIFE	* *	5-10	\$31,100	
Masonry: Brick	10%			LIFE	* *	10	\$5,500	
Plaster	75%		\$66,700	LIFE	**	5	\$41,100	
			xtent : Moderate, A	irea Affec	ted : 2%			
Calling	Location	n : Kitchen	Area					
Ceilings	5%			2034	\$165,400	5	\$9,900	
AcousTileSusp.Lay-In Exposed Struc: Concrete				LIFE	\$165,400 * *	5 5-10	\$9,900 \$49,700	
Plaster	75%		\$90,800	LIFE	* *	5-10 5	\$93,300	
1 laster			xtent : Moderate, A		eted · 2%	3	Ψ23,300	
		n : Kitchen .		1.00119900	. 270			
Site Enclosure								
Fence/Gates								
Chain Link	10%)		2036				
Iron Picket	90%)		2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		\$3,300	2049	* *			
	_	_	Extent : Moderate	e, Area Afj	fected : 2%			
	Location	n : Front Sid	dewalk					
On-Site Walkways	1000/	NI	\$6.500	2040	* *			
Cast in Place Concrete		Now Crymbling	\$6,500 Extent : Severe, A	2049				
	Location	_	Extent . Severe, A.	геи Ајјесі	ea . 10/6			
		-	e, Extent : Severe, A	1raa Affaa	etad : 10%			
		n : On Site S		тей Ајјес	леи . 10/0			
Parking/Driveway	200000		<i>p</i> ~					
Asphalt	100%	0-2	\$48,300	2039	* *			
			Extent : Moderate		fected : 10%			
	_	n : Through		30				
		_	oderate, Area Affec	ted : 5%				
		n : Through						
	Sinking/Si	ubsiding, E	xtent : Moderate, A	rea Affec	ted : 10%			
	Location	n : Through	out					

Electrical	Current Repair	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

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

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

Asset #: 1960

lectrical	Current Re	pair	Future Replacement Maintenance					
vstem Component Type	% of Fail Date 1 Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
ver 600 Volts		•						
Service Equipment								
Fused Disc Sw	100%		2036	\$58,200	3	\$400		
	Other Observation, Ex							
	Location : Electrical		ransfo	rmer Room				
	Explanation: One 20	00 Amperes						
Transformers	1000/			d. d.		0.00		
Dry Type	100%		2041	**	3	\$600		
	Other Observation, Ex							
	Location : Electrical							
	Explanation: 225 Ki	lovolt Ampere, 4160	High	<i>Voltage - 208/120</i>	Low Volt	age		
Feeders	1000/	_	.02.5	#20.200				
Cable	100%	2	2035	\$20,300	1			
Raceway	1000/	_	1026	# 40 000				
Conduit	100%	2	2036	\$49,000	1			
nder 600 Volts								
Service Equipment	1000/			* 4.5. * * * * * *	_			
Fused Disc Sw	100%		2036	\$45,300	5	\$400		
	Other Observation, Ex		cted :	100%				
	Location : Electrical							
	Explanation: One 80	00 Ampere Main Disc	connec	ct Switch				
Transformers		_			_	*		
Dry Type	100%	_	2049	* *	5	\$400		
	Other Observation, Ex		cted :	100%				
	Location : Electrical							
	Explanation: 225 Kv	a Transformer						
Switchgear / Switchboard								
Molded Case Bkrs	100%	2	2046	* *	5	\$2,700		
Raceway								
Conduit	80%		2036	\$142,300	1			
Conduit	20%	2	2046	* *	1			
Panelboards								
Molded Case Bkrs	50%		2035	\$79,800	5	\$1,400		
Molded Case Bkrs	50%	2	2044	* *	5	\$1,400		
Wiring								
Thermoplastic	40%		2046	* *	1			
Thermoplastic	60%	2	2056	* *	1			
Motor Controllers								
Locally Mounted	100%	2	2034	\$325,900	5	\$700		
ound								
Grounding Devices								
Generic	100%	L	IFE	* *	5	\$3,000		
	Corroded, Extent : Liga	ht, Area Affected : 10	00%					
	Location : Sprinkler	Control Valve Room	Basen	nent				
and-by Power								
Transfer Switches								
Automatic	100%	2	2041	* *	1	\$31,600		

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

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

Asset #: 1960

Electrical	Current Repa	ir Futui	re Replacement	M				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power								
Generators	1000/	2020	* *	1	£20.700			
Diesel	100% Other Observation, Extend Location: Outside	2039 t : N/A, Area Affected :		1	\$39,700			
	Explanation: One 100 I	Cilowatts						
Batteries	Explanation . One 1001	tio watts						
Lead/Acid	100%	2029	\$2,500	5	\$3,800			
Fuel Storage								
Main Tank	100%	2051	* *	5				
	Other Observation, Extend Location : Outside							
	Explanation: 100 Gallo	n Capacity Only For E	Emergency Lights.					
Lighting								
Interior Lighting Fluorescent	5%	2036	\$78,000	10	\$4,700			
Puolescent	T-12 Lamps And Fixtures,			10	\$4,700			
	Location : Throughout T		yeerew. 10070					
Fluorescent	5%	2041	* *	10	\$4,700			
	T-8 Lamps And Fixtures, E Location: Basement And		ected : 100%					
LED	90%	2044	* *					
Egress Lighting								
Exit/Emergency Light	40%	2041	* *					
Combo								
Exit, Service	40%	2036	\$17,700	1				
Exit, Battery	20%	2031	\$29,100	10	\$1,400			
Exterior Lighting	200/	2044	* *					
LED No Component	30% 70%	2044						
No Component Alarm	/070							
Security System								
Generic	100% Other Observation, Extend Location : Inside And O	**	\$192,600 100%	1	\$38,300			
	Explanation: CCTV Sur	veillance Camera Syst	em					
Fire/Smoke Detection								
Generic, Digital	100% Now Malfunctioning, Extent: N	\$5,300 2036 Aoderate, Area Affecte	\$264,600 d : 10%	1-3	\$57,500			
	Location: Basement Other Observation, Extensi	t. N/A Area Affected.	100%					
	Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout The Building							
	Explanation : Strobe Lig	-	, Smoke Detectors,	Pull Box	x And Fire Alarm			

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

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

Asset #: 1960

Mechanical		Current	Repair	Futur	e 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	
			Extent : N/A, Area A		100%			
			Boiler Room Enclos					
C : F :	Explana	tion : Two	6,500 Gallon Tanks	!				
Conversion Equipment Heat Exchanger, Shell & Tube	10%			2032	\$43,800			
Steam Boiler	90%			2041	* *	1	\$91,400	
510000	Other Obs	servation, I	Extent : N/A, Area A · Boiler Room Units		100%	-	ψ, 1, 100	
Distribution								
Hot Wtr Piping/Pump	90%			2035	\$201,900	4	\$6,800	
Steam Piping/Pump	Leak Evid	Now lent, Extent 1 : Room B	\$1,600 : Light, Area Affec 016	2036 ted : 5%	\$82,200			
Terminal Devices								
Air Handler	10%			2036	\$193,100	1	\$6,300	
Convector/Radiator	90%			2034	\$755,000	1	\$29,800	
		led Life, Ex 1 : Through	ctent : Light, Area A cout	lffected :	100%			
Controls								
Digital	100%			2034	\$2,946,500			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment	100/	NI	¢4.000	2026	¢2.42.600			
Split Unit	Broken, E.	Now xtent : Ligh 1 : Telecom	\$4,900 nt, Area Affected : 1 Room	2036 0%	\$243,600			
	R-410a Re	efrigerant,	Extent : Light, Area Offices, Telecom Ro		l : 100%			
Window/Wall Unit	60%			2031	\$233,200	1		
No Component	30%							
Ventilation								
Distribution Ductwork/Diffusers	10%	Now	\$45,100	LIFE	* *	2-5	\$5,700	
Ductwork Billusers	Corroded,		loderate, Area Affe		6	2-3	\$5,700	
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 renairs \$ estima			1 , 1 ,			1		

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

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

Asset #: 1960

Mechanical		Current Rep	air	Futur	e Replacement	Ma	aintenance	
System Component Type		Tail Date Es (Years)	stimated 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		
1	Leak Eviden	it, Extent : Li	ight, Area Affect	ed : 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 Fiz	xtures, Exten	t : Light, Area A	ffected :	10%			
	Location:	Rooms 1-19	8, 2-198, 3-198					
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$51,700	
Sprinkler								
Generic	100%			2046	* *	1-2	\$28,700	

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

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

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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

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



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

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

Asset #: 1959

rchitecture	Current Repair	Future Replacement	M	aintenance					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
kterior									
Exterior Walls	0404 37		_	** < 0.00					
Masonry: Brick	81% Now \$303,600 Horizontal Cracks, Extent : Light, Area Location : Throughout		5	\$36,900					
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20% Location : At Doors								
	Caulking Deteriorated, Extent: Modera								
	Location: Expansion Joint At Exit To	-							
	Vegetation Growth, Extent : Moderate, L Location : Throughout	Area Affectea : 10%							
Metal Panel	2% Now \$1,200 Deformed/Dented, Extent: Light, Area . Location: Backyard Entrance	2056 * * * Affected : 5%	5	\$1,700					
	Other Observation, Extent : Severe, Are Location : Near Entrance	a Affected : 100%							
	Explanation : Inoperable								
Metal Sect. OHD	2%	2041 **	5	\$2,800					
Wood	15% Now \$88,700 Dry Rot/Decay, Extent: Severe, Area Ag Location: Throughout	2041 ** fected : 15%	5	\$17,100					
	Location : Throughout Loose/Miss Fasteners, Extent : Modera Location : Throughout	te, Area Affected : 5%							
Windows									
Aluminum	98% Deteriorated Finish, Extent : Moderate, Location : Throughout	2052 ** Area Affected : 15%	5	\$10,800					
Aluminum	2% Now \$200 Punct/Tear/Impact Damage, Extent : Lig Location : East Facade	2052 ** ght, Area Affected : 2%	5	\$100					

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

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

Asset #: 1959

Architecture		Current F	Repair	Future Replacement		М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof								
Asphalt Shingle	Location Gut/DS No	: Through	iss, Extent : Moder	-				
Modified Bitumen	Location Patching E Location Water Pene	: Through vident, Ex : Through	tent : Moderate, Ai out xtent : Moderate, A	rea Affec	ted : 10%			
Skylight, Plastic	10% Miss/Damo Location Patching E Location Water Pene	Now nged Flash : Through vident, Ex : Through	\$114,100 nings, Extent: Modout tent: Moderate, Arout xtent: Moderate, A	rea Affec	ted : 10%	1		
Soffits								
Metal Panel Wood	-	0-2 ecay, Exter : Kitchen	\$7,100 nt : Moderate, Area Entrance	2056 2041 Affected	** ** l:10%	5-10	\$22,200 \$2,700	
nterior Floors								
Cast in Place Concrete	Location Spalling, E	: Through	ht, Area Affected :		* * ed : 2%	5	\$108,900	
Ceramic Tile	Location	: Shower I Crumbling,	\$35,100 eents, Extent : Mode Room Throughout Extent : Moderate			5	\$6,200	
Vinyl Tile	Location Worn/Erod	: Through e, Extent :	\$11,500 nents, Extent : Ligh out Moderate, Area Aj d Throughout			3	\$7,800	

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

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

Asset #: 1959

Architecture	Curren	t Repair	Future	Replacement	nt Maintenance		
System Component Type	% of Fail Dar Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls Ceramic Tile		\$22,800 ace, Extent : Moderat or Stalls Throughout	2039 e, Area Aj	* * ffected : 30%	5	\$2,100	
		Extent : Moderate, A r Stalls Throughout	lrea Affec	ted : 30%			
Concrete Masonry Unit	60% Cracking/Crumblin Location : Throug	ng, Extent : Light, Are ghout	LIFE ea Affecte	* * d : 5%	5	\$39,700	
Gypsum Board	20% Now Broken/Missing Ele Location: Through	\$4,600 ements, Extent : Mode ghout	LIFE erate, Are	* * ea Affected : 5%	5	\$9,900	
Masonry: Brick	15%	<u>- </u>	LIFE	* *	10	\$3,700	
Ceilings AcousTileSusp.Lay-In	10% Now Broken/Missing Eld Location : Throu	\$2,800 ements, Extent : Light ghout	2041 t, Area Af	* * fected : 10%	5	\$4,200	
Exposed Struc: Wood Gypsum Board	83% 5% Now Cracking/Crumblin Location: Throug	\$7,300 ng, Extent : Moderate	LIFE LIFE , Area Afj	* * * * Tected : 10%	10 5	\$103,300 \$5,200	
Metal Panel	2%	5.10111	LIFE	* *	5	\$4,200	
Site Enclosure							
Fence/Gates	5%		2056	* *			
Chain Link Iron Picket	95% Now	\$4,300 ements, Extent : Mode	2056 2071 erate, Are	* *			
Free Standing Walls Masonry: Brick	100% 2-4	\$1,300 ng, Extent : Light, Are	2056 ea Affecte	** d : 5%			
Site Pavements							
Parking/Driveway Asphalt	Location: Through Potholes, Extent: Location: Through	- Moderate, Area Affec	ted : 5%				
Cast in Place Concrete	Location: Through 15% Now Cracking/Crumblin Location: Through	ghout \$12,200 ng, Extent : Moderate ghout	2049 e, Area Afj	* * Fected : 10%			
	Sinking/Subsiding, Location: Throug	Extent : Moderate, A ghout	rea Affec	ted : 5%			

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

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

Asset #: 1959

Electrical	Current Repair	Futu	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/		000 (00	_	4.00	
Fused Disc Sw	100%	2036	\$22,600	5	\$200	
	Other Observation, Extent : N/A, Area A Location : Electrical Room	јјестеа :	100%			
	Explanation: One Main Disconnect S	witch C	urvant Pating Not	1vailabla		
Switchgear / Switchboard	Explanation . One Main Disconnect S	witch- C	urrent Kating Not A	ivanabie		
Fused Disc Sw	100%	2036	\$130,000	5	\$200	
Raceway	10070	2030	ψ130,000		Ψ200	
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	1000/	TIPE	* *	-	#1.600	
Generic	100%	LIFE	* *	5	\$1,600	
	Corroded, Extent : Light, Area Affected Location : Sprinkler Room	: 100%				
Stand-by Power	Location : Sprinkler Room					
Transfer Switches						
Automatic	100%	2034	\$13,700	1	\$17,100	
Generators	10070	205.	Ψ15,700		Ψ17,100	
Diesel	100%	2032	\$108,600	1	\$21,500	
	Other Observation, Extent: N/A, Area A		•		, ,	
	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 A	ffected :	100%			
	Location: Outside	,				
Lighting	Explanation: One 210 Gallon Capaci	ty				

Lighting

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

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

Asset #: 1959

Electrical		Current l	Repair	Futu	re Replacement	M			
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		
			ures, Extent : Light	, Area Aj	ffected : 100%				
			out The Building						
Fluorescent	30%			2041	* *	10	\$15,300		
	_	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
			ooms, Throughout						
LED	50%)		2044	* *				
Egress Lighting									
Exit/Emergency Light	40%)		2036	\$18,400				
Combo									
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	1000/			2026	Ø104 100		#20.700		
Generic	100%			2036	\$104,100	1	\$20,700		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Inside And Outside								
Fire/Smoke Detection	Ехріапа	illon : CCI	V Surveillance Cam	eras					
Generic, Digital	100%			2044	* *	1-3	\$34,200		
Generic, Digital			Extent : N/A Area A			1-3	\$34,200		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building								
		_	e Lights, Horns, Al	arm Bell	, Smoke Detector, I	Pull Box	And Fire Alarm		

Mechanical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2056	* *	5	\$17,200	
	Other Observation, Extent: N/A, Area A	lffected : 100%				
	Location : Boiler Rooms					
	Explanation : Each Boiler Room Has (Gallon Above Ground Tank	One Underground 1	0,000 6	Gallon Ta	nk And One 25	

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

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

Asset #: 1959

Mechanical	Current Repair Future Replacement			M				
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	d For Hot	Water, Extent : Lig	ht, Area	Affected : 100%			
	Location	: Boiler Re	ooms					
	Insul. Dete	riorating,	Extent : Moderate,	Area Af	fected : 5%			
	Location: Boiler Rooms							
			xtent : N/A, Area A	ffected :	100%			
		: Boiler Ro						
		ion : One l	Unit In Each Wing.	Total O	f 4 Units			
Hot Water Boiler	33%			2049	* *	1	\$9,100	
			Water, Extent : Lig		Affected : 100%			
	Location : Cafeteria Wing Boiler Room							
	Other Observation, Extent: N/A, Area Affected: 100%							
		-	a Wing - Boiler Roo	om				
	Explanati	ion : Two l	Inits					
Distribution (P)	1000/			2025	#121 2 00		# 4 100	
Hot Wtr Piping/Pump	100%			2035	\$121,300	4	\$4,100	
Terminal Devices	200/			2021	#212 100	1	#10.200	
Air Handler	30%			2031	\$313,100	1	\$10,300	
Convector/Radiator	70%			2034	\$317,400	1	\$12,500	
Air Conditioning Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment	10070			2032		1		
Split Unit	10%	Now	\$39,500	2041	* *			
Spirt Offic								
	Broken, Extent : Moderate, Area Affected : 90% Location : Various Offices							
			Extent : Light, Area	. Affected	d : 100%			
			arious Offices	55				
Window/Wall Unit	20%			2029	\$42,000	1		
No Component	70%			202)	ψ-12,000	1		
Ventilation	7070							
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		
					· · · · · · · · · · · · · · · · · · ·			

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

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

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

Asset #: 1959

Mechanical	Current Repair Future Replacement		М			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent: Severe,	Area Affected : 1	00%			
	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, A	rea Affected : 100	0%			
	Location: Kitchen					
	Explanation : One 50 Square Foo	t Hood				

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

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

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FY 2030

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

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

EXPENSE

Block : 1440 Lot : 73 BIN : 3038719

FY 2027

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

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			

FY 2028

FY 2029

Total	\$145,500	\$7,000	\$8,600	\$24,600
Importance Code C	\$19,500		\$1,100	
Importance Code B	\$114,800	\$4,200	\$4,700	\$20,300
Importance Code A	\$11,100	\$2,800	\$2,800	\$4,400
Total	\$145,500	\$7,000	\$8,600	\$24,600
Site I aveilients	\$13,200			



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

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

Asset #: 1972

Architecture	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	15%			LIFE	* *	_	\$6.700	
Masonry: Brick		Front Fac				5	\$6,700	
Masonry: Limestone	5%			LIFE	* *	5	\$1,700	
Stucco Cement	80%	2-4	\$101,900	2040	* *	5	\$45,000	
	_	_	Extent : Moderate West Facades	, Area A <u>j</u>	fected : 5%			
Windows								
Aluminum	75%			2051	* *	5	\$8,500	
Aluminum w/ Guards	25%			2051	* *	5	\$2,800	
Parapets						_		
Metal Panel	10%		37/4	2055	**	5	\$2,900	
	Other Obser Location : Explanatio	Copings	tent : N/A, Area A on Noted	lffected :	100%			
Stucco Cement	90%	2-4	\$8,200	2048	* *	5	\$8,600	
	Cracking/Cr	umbling,	Extent : Light, Are st Courtyard		ed : 5%		40,000	
Roof								
Modified Bitumen	95%			2035	\$157,100	10	\$14,400	
Skylight, Metal/Glass	5%			2055	* *	10	\$2,500	
Soffits	1000/			20.40	* *	_	#100	
Stucco Cement	100%			2040	* *	5	\$100	
nterior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,000	
Ceramic Tile	10%	0-2	\$46,600	2038	* *	5	\$2,100	
Ceranic The	Worn/Erode,	Extent : 1	Moderate, Area Aj ut Apartments		25%	J	\$2,100	
Mosaic Tile	5%	Now	\$9,700	2040	* *	5	\$2,600	
	_	_	Extent : Moderate ut Corridors And		*			
Marble Panels	10% Cracking/Cr Location:	_	\$45,300 Extent : Severe, A ds	LIFE rea Affec	* * ted : 5%	5	\$3,100	
Vinyl Tile	Location:	sing Eleme Througho	\$296,900 nts, Extent : Seve ut Apartments Extent : Moderate			3	\$10,100	
	Location:	Througho	ut Apartments	-				
			Moderate, Area A <u>j</u> ut Apartments	јестеа : :	00%			
	Location :	1 nrougno	ui Aparimenis					

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

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

Asset #: 1972

Architecture		Current Repair		Futur	Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	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%	,·	7	LIFE		ጥ ጥ				
			Extent : Light, Area	i Affected	: 13%					
		: 1nrougn ion : Open	out Basement							
Marble Panels		Now	\$7,900	LIFE	:	* *				
Marbie 1 aneis			ents, Extent : Mod		ea Affected · 5º	%				
		-	r And Stairs	ieruie, 11r	eu rijjecicu . 5	<i>,</i> 0				
			Extent : Light, Ar	ea Affecte	ed : 5%					
	_	_	r And Stairs	33						
Plaster	13%			LIFE	:	* *	5	\$1,800		
Ceilings								, ,,,,,,,,		
Gypsum Board	80%			LIFE	:	* *	5	\$41,300		
Plaster	20%			LIFE	:	* *	5	\$5,200		
	Paint Peels	ing, Extent	: Light, Area Affe	cted : 5%	!					
<u> </u>	Location	: Various	Locations							
Site Enclosure										
Fence/Gates										
Chain Link	100%	2-4	\$2,000	2045		* *				
		ssing Elem : East Coi	ents, Extent : Ligh urtyard	ıt, Area A	ffected : 2%					
Retaining Walls										
Cast in Place Concrete	100%	0-2	\$3,800	2055		* *				
	_	_	Extent: Light, Ar	ea Affecte	ed : 5%					
	Location	: East And	d West Courtyards							
Site Pavements										
Public Sidewalk	1000/			• • • • •		* *				
Cast in Place Concrete	100%	4+	\$5,500	2040		ጥ ጥ				
	_	_	Extent : Light, Ar	еа Ајјеси	ea : 10%					
On Sita Wallawaya	Location	: Along D	eun Street							
On-Site Walkways Cast in Place Concrete	100%	2-4	\$9,600	2048	:	* *				
Cast III Flace Concrete			Extent : Moderat							
	_	_	est And Rear Court	-	jecieu . 20/0					
	Locuiton	. дизг, те	si ma mai Court	yaras						

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.

Asset #: 1972

Electrical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment Fused Disc Sw	100%	2035	\$15,100	5	\$100	
	Other Observation, Extent:		0%			
	Location : Electrical Room					
	Explanation: One 400 An	ipere Main Disconnect S	Switch			
Raceway	1000/	2017	de de			
Conduit	100%	2045	* *	1		
Panelboards	1000/	20.42	* *	-	Ф000	
Molded Case Bkrs	100%	2043	* *	5	\$800	
Wiring	100%	2045	* *	1		
Thermoplastic	100%	2043		1		
Ground Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$400	
ighting	10070				4.00	
Interior Lighting						
Fluorescent	50%	2035	\$218,000	10	\$13,100	
	T-8 Lamps And Fixtures, Ex Location : Throughout Th		ed : 100%			
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%					
larm						
Security System					A.A	
Generic	100%	2040	* *	1	\$10,700	
	Other Observation, Extent:		0%			
	Location : Throughout Th	-				
	Explanation : CCTV Surve	eillance System				

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

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

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

Asset #: 1972

Mechanical	Current Repair		re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	100% Other Observation, Extent : N/A, Area Location : Basement - Boiler Room Explanation : One Steam Boiler	2048 Affected :	**	1	\$28,400	
Distribution Steam Piping/Pump	100%	2035	\$229,400			
Terminal Devices Convector/Radiator	100% On Extended Life, Extent : Light, Area Location : Throughout	2033 Affected :	\$234,300 100%	1	\$9,300	
Controls Digital	100% Other Observation, Extent: N/A, Area Location: Boiler Room Explanation: Heat Timer System	2033 Affected :	\$822,800 100%			
Air Conditioning						
Energy Source Electricity	5% Other Observation, Extent: N/A, Area Location: 1st Floor Offices Explanation: Location Noted	2043 Affected :	**	1		
No Component	95%					
Conversion Equipment Window/Wall Unit	5% Other Observation, Extent: N/A, Area Location: 1st Floor Offices Explanation: Location Noted	2030 Affected :	\$5,400 100%	1		
No Component	95%					
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$16,000	
Exhaust Fans	10070	LIFE		2-3	\$10,000	
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% Other Observation, Extent: N/A, Area Location: Boiler Room Explanation: Two Built-in-boiler Un		**	4	\$4,200	
Sanitary Piping		-				
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron No Component	20% 80%	LIFE	* *	1		

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

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

Asset #: 1972

lechanical	Curre	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing							
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	
	Other Observation	Other Observation, Extent : N/A, Area Affected : 100%					
	Location : Boile	r Room					
	Explanation : Or	ne 119 Gallon Unit					

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

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

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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



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

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

Asset #: 4441

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Exterior Walls Masonry: Brick	97% 0-2 \$181,90 Caulking Deteriorated, Extent : Mo Location : At Steel Lintels Throug Spalling, Extent : Moderate, Area A	derate, Area Affected : 5% hout	5	\$44,200	
	Location: Front Facade Other Observation, Extent: Modera Location: East Facade Explanation: Stucco On Brick				
Pre-Cast Concrete	3%	LIFE **	5	\$4,400	
Windows Aluminum	100% Now \$670,20 Air Infiltration, Extent: Severe, Are Location: Throughout Ctrwt/Balnc Not Funct, Extent: Sev Location: Throughout	ea Affected : 30%	5	\$7,000	
Parapets					
Masonry: Brick	90% 0-2 \$28,10 Joint Mortar Miss/Erode, Extent : M Location : All Roofs		5	\$4,400	
Pre-Cast Concrete	10% Now \$8,00 Joint Mortar Miss/Erode, Extent: S Location: Coping Open Joints, Extent: Severe, Area A Location: Coping Worn/Erode, Extent: Severe, Area A Location: Coping	Gevere, Area Affected : 20%	5	\$3,100	1
Roof					
Modified Bitumen Panel/Paver: Cer/Brk	80% 20% Now \$34,90 Vegetation Growth, Extent: Modera Location: Lower Roof Water Penetration, Extent: Severe, Location: Lower Roof Worn/Erode, Extent: Severe, Area A Location: Lower Roof	ate, Area Affected : 40% Area Affected : 10%	10	\$10,400	
nterior					
Floors	70/		_	* 4 = 0 =	
Cast in Place Concrete Ceramic Tile	5% 5% Now \$12,00 Broken/Missing Elements, Extent: S Location: Toilet Rooms		5 5	\$4,700 \$1,100	
Quarry Tile Vinyl Tile	5% 85% Now \$600,00 Worn/Erode, Extent : Severe, Area A Location : Corridors And Some O	Affected: 30%	5	\$3,200 \$13,600	

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

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

Asset #: 4441

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
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	
		•	amage, Extent : Se rs, Ramp Walls, 1st		00			
Plaster	20%	Now	\$33,500	LIFE	* *	5	\$4,100	
		r/Impact D ı : Corridoi	amage, Extent : Se	vere, Are	a Affected : 5%		, ,	
Ceilings								
AcousTileSusp.Lay-In	90%			2046	* *	5	\$38,300	
Exposed Struc: Concrete	7%			LIFE	* *	5	\$500	
Exposed Struc: Steel	3%	Now	\$92,100	LIFE	* *			
_			Extent : Moderate, A al Room Basement	Area Affe	cted : 60%			
					1 .1 0661.1			
C'A D	Explana	tion : Corre	oded Corrugated M	letal Und	derside Of Slab			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
	10070			2040				
On-Site Walkways Cast in Place Concrete	100%			2038	* *			
Cast in Place Concrete			Sutant Light Anga					
		servation, E 1 : Rear Of	Extent : Light, Area	Ајјестеа	. 10070			
		-	-	D T	7	. 1. 1	Dona or and o	
	Ехріапа	uon : Inis I	Is A Sidewalk In Th	ie Kear Y	ara Aajoining Neig	gnvoring	rroperty	

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 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 80	0 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	

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

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

Asset #: 4441

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated 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	10070	2031	\$0,000	1	\$6,900	
Diesel	100% Other Observation, Extent Location : Basement, Ger Explanation : Emergency	nerator Room		1	\$11,200	
Batteries	1 0 /					
Lead/Acid	100%	2027	\$2,500	5	\$1,100	
Fuel Storage Main Tank	100% Other Observation, Extent Location : Basement Explanation : 275 Gallon		\$76,900 : 100%	5		
Lighting						
Interior Lighting Fluorescent	98% T-8 Lamps And Fixtures, Ex Location : Throughout Th		\$430,400 ected : 100%	10	\$25,900	
Fluorescent	2% Compact Fluorescent Light Location: Storage Room	2028	\$8,800 Affected : 100%	10	\$500	
Egress Lighting						
Emergency, Service	50%	2028	\$8,900	1		
Exit, Service	50%	2028	\$6,200	1		
Exterior Lighting LED No Component	20% 80%	2041	* *			
Alarm						
Security System Generic	100% Other Observation, Extent Location : Hallways, Roo Explanation : CCTV Surv	f, Front Of The Buildi	ng And Exit Doors	1	\$10,800	
Fire/Smoke Detection Generic, Digital	100% Other Observation, Extent Location : Throughout Th Explanation : Manual Pu	e Building		1-3	\$17,800	

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

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

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

Asset #: 4441

Mechanical	nanical Curren		Repair	epair Future Repla		eplacement Maii		
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	
	-	-	nt : Severe, Area A	-		_		
				-	ing And Out Of Sei	rvice		
			Extent : N/A, Area A nt Boiler Room	ујестеа :	100%			
		tion : 2 Un						
Distribution	Блрини	non . 2 On						
Hot Wtr Piping/Pump	100%			2032	\$63,100	4	\$2,100	
Terminal Devices								
Air Handler	40%			2033	\$217,300	1	\$7,100	
Convector/Radiator	50%			2031	\$118,000	1	\$4,700	
Fan Coil Unit/Heat	10%			2033	\$71,600	1	\$900	
Air Conditioning								
Energy Source	1000/			2041	* *	1		
Electricity	100%			2041	* *	1		
Conversion Equipment Int Pkg Unit -	70%	0-2	\$65,800	2031	\$329,200	2	\$1,000	
Heating/Cooling	Not in Con	viaa Ertan	t : Moderate, Area	Affaatad	. 200/			
					. 2070 ing Enough Cold A	ir		
			tent : Light, Area A					
	-	-	Each Floor Has Se	-				
Window/Wall Unit	10%			2028	\$10,900	1		
No Component	20%				4-0,200			
Heat Rejection								
Water Cooling Tower	100%	0-2	\$23,300	2027	\$116,600	2	\$23,200	
			loderate, Area Affe	cted : 20	%			
	Location	-						
	_		loderate, Area Affe	cted : 10	%			
	Location	-	16.1	100 1	250/			
	Leak Evia Location		: Moderate, Area A	нујестеа :	25%			
Ventilation								
Distribution 1/D:ss	1000/			TIPE	ساد بات	2.5	017 100	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,100	
Exhaust Fans Interior	50%	0-2	\$64,000	2042	* *	2	\$400	
Interior			\$64,000 Extent : Moderate, 2	2043 4rea Affe		2	\$400	
		: Through		1. ca 11jje	. 100/0			
		_	Ventilation In Buil	ding				
No Component	50%			.0				
Plumbing	30.0							

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

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

Asset #: 4441

Mechanical	Current Repa	rrent Repair Future Replacement Maintenance		aintenance	е	
System Component Type	% of Fail Date Esti Total (Years)	mated 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, Ext		Affected: 100%			
	Location : Basement. De		4110.600			
Galvanized Steel	30%	2031	\$110,600	1		
Water Heater With Tanks			*			
Gas Fired	100% 0-2	\$5,100 2028	\$17,100	2		
	Corroded, Extent : Modera	**	9%			
	Location: Storage Tank,		2007			
	Leak Evident, Extent : Mod Location : Storage Tank,	-	: 20%			
	-		atad . 500/			
	On Extended Life, Extent : Location : Storage Tank,	***	nea : 50%			
Constant District	Location . Storage Tank,	Botter Room				
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)	10070	<u> </u>		-		
Electric	100%	2033	\$15,100	4	\$1,100	
Fixtures	10070	2033	\$12,100	•	ψ1,100	
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected	l : 100%			
	Location: Basement To	6th Floor				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2043	* *	1-2	\$8,100	
Fire Pump	1000/					
Generic	100%	2036	\$27,600	1	\$5,400	

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

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

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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



Maintenance \$ are aggregated over a ten-year period. Site specific 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

chitecture		Current I	Repair	Futur	e Replacement	Ma	aintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Masonry: Brick	Water Per		\$126,800 extent : Moderate, A out 4th Floor	LIFE Irea Affe	* * cted : 20%	5	\$30,800	
Pre-Cast Concrete	3%			LIFE	* *	5	\$7,500	
Stucco Cement	Location Cracking/ Location Other Obs	issing Elem 1: 3rd And Crumbling, 1: Through servation, E 1: Inner Co	, Extent : Moderate out Extent : Light, Area ourtyard And East I	, Area Aj Affected	fected : 20% : 15%	5	\$54,900	
	Explana	tion : Graff	fiti					
Windows				• • • •		_		
Aluminum	Ctrwt/Bal	Now nc Not Fun 1 : Through	\$43,600 ct, Extent : Moderc out	2042 ate, Area	* * Affected : 20%	5	\$9,200	
Parapets								
Cast Stone/Terra Cotta	Broken/M Location Cracking/	ı : Main Ro	Extent : Light, Are			5	\$2,500	
Masonry: Brick	Diagonal Location Water Pen	ı : Through	xtent : Moderate, A			5	\$2,600	
Masonry: Brick	Cracking/ Location Other Obs Location	n : Through servation, E n : Inside F	\$83,300 Extent: Moderate out Extent: Moderate, A ace Of Parapet ent Stucco On Brick	Area Affe		5	\$3,300	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,100	
Roof							4-,-00	
Modified Bitumen	Miss/Dan	Now paged Flash n : Main Roo	\$6,300 nings, Extent : Ligh of	2039 t, Area Ą	* * ffected : 5%			
Skylight, Metal/Glass	Water Per	Now netration, E. n : Stair Bui	\$8,300 xtent : Moderate, A lkhead	2044 Irea Affe	* * cted : 5%			
Soffits								
Stucco Cement	100%			2039	* *	5		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific 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		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Basemen		LIFE , Area Affe	* * cted : 10%	5	\$5,800	
Ceramic Tile	5% Now Cracking/Crumbling, Location: Various I Water Penetration, Ex Location: Bathroom	Bathrooms xtent : Moderate, A			5	\$1,300	
Quarry Tile	15%		2047	* *	5	\$11,900	
Vinyl Tile	25% Now Cracking/Crumbling, Location : Through		2034	\$366,400 ceted : 5%	3	\$5,000	
Wood	50% Now Deteriorated Finish, Location: Through		2049 Area Affec	* * cted : 10%	5	\$24,900	
Interior Walls							
Ceramic Tile	20% Now Cracking/Crumbling, Location: Through Loose/Delam Surface Location: Stair Bul	out , Extent : Moderate			5	\$9,000	
Glass: Single Pane	3%		LIFE	* *	5	\$2,000	
Gypsum Board	50% Now Cracking/Crumbling, Location : Through		LIFE , Area Affe	* * cted : 10%	5	\$26,900	
Masonry: Fieldstone	7% Now Other Observation, E Location : Electrica Explanation : Water	l And Boiler Room		* * ed : 5%			
Plaster	20% Now Cracking/Crumbling, Location: Throughe Water Penetration, Ex Location: Through	out xtent : Moderate, A			5	\$5,400	
Ceilings	• • • • • • • • • • • • • • • • • • • •		•••		_		
AcousTileSusp.Lay-In	20% Now Broken/Missing Elem Location : Through		2047 , Area Affe	* * ected : 5%	5	\$5,300	
Gypsum Board	80% Now Cracking/Crumbling, Location: Through		LIFE , Area Affe	* * cted : 10%	5	\$53,100	
te Enclosure							
Fence/Gates							

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d 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: Lig	1: 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 Fail Date Total (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, E	Extent : N/A, Area A <u>j</u>	fected :	100%				
	Location : Electrica	al Room						
	Explanation: Main	Service Disconnect	Switch	Rated At 800 Ampe	eres.			
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	Futui	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated C (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Obse	ervation, Extent : N/A, Ar	ea Affected :	100%			
	Location	: Hallways And Outside	Perimeter				
	Explanat	ion : CCTV Surveillance	Cameras				
Fire/Smoke Detection							
Generic, Analog	100%	Now \$109,60	00 2044	* *	1-3	\$23,800	
_	Not in Serv	ice, Extent : Severe, Area	ı Affected : 1	00%			
	Location	: Throughout The Buildin	ıg				

Mechanical	Current	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%	2	2044	* *	1		
Conversion Equipment	10070	_					
Hot Water Boiler	100%		2032	\$376,700	1	\$17,500	
	Other Observation, E Location : Boiler R	Extent : N/A, Area Affe oom	cted :	100%			
	Explanation: 4 Un	its, Multiple Temperat	ures				
Distribution Hot Wtr Piping/Pump	100%	2	2042	* *	4	\$1,700	
Terminal Devices Convector/Radiator	100%	2	2032	\$289,900	1	\$11,500	
Controls				. ,			
Electrical	100%	2	2027	\$236,300			
Air Conditioning							
Energy Source Electricity	100%	2	2042	* *	1		
Conversion Equipment							
Interior Pkg Unit -	20%	2	2028	\$112,100	2	\$400	
Cooling							
Window/Wall Unit	10%	2	2029	\$13,400	1		
No Component	70%						

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Re	placement	Maintenance		
System Component Type		Date Estimated Co Years)	Sear Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	•		•				•
Heat Rejection							
Air Cooled Condenser	20%		2029	\$6,200	2	\$4,900	
Unit							
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	•)-2 \$50		\$800	1	\$100	
		ition, Extent : Light, A	rea Affected : 309	%			
	Location : B						
		: 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	
		tion, Extent : N/A, Are	ea Affected : 1009	%			
	Location : B						
	Explanation	: 1 Unit					
Hot Water Storage Tank							
Generic	100%		2039	* *	1	\$2,600	
		ition, Extent : N/A, Are	ea Affected : 1009	%			
	Location : B						
	Explanation	: One 250 Gallon Uni	t				
Fire Suppression							
Sprinkler							
No Component	90%						
Generic	10%		2054	* *	1-2	\$1,000	
Chemical System							
Generic	100%		2027	\$58,100	1-10	\$29,000	
		tion, Extent : N/A, Are	ea Affected : 1009	%			
	Location : K						
	Explanation	: Covers 10 Square Fe	eet				

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

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

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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

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

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



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

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

Asset #: 1949

		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
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	200/			2056		_	#2.400	
Metal Panel	20%	4	#1 < 000	2056	* *	5	\$3,400	
Metal: Cage/Fence	80%	4+	\$16,900	2041	**	5	\$11,400	
	Location	: Through						
		Rusting, E : Through	xtent : Moderate, A out	Irea Affe	cted : 50%			
Roof								
Metal Panel	30%			2049	* *	10	\$35,300	
Modified Bitumen		Now	\$49,100	2036	\$491,100			
		_	ht, Area Affected : .	5%				
		: Through						
			nt : Light, Area Affe		6			
	Location	: Lower C	ne Story Roof Area	!S				
	Ponding, I	Extent : Lig	ght, Area Affected :	10%				
	Location	: Through	out					
		_	out xtent : Moderate, A	rea Affec	cted : 5%			
	Water Pen	etration, E.			cted : 5%			
Soffits	Water Pen Location	etration, E.	xtent : Moderate, A		eted : 5%			
Soffits Stucco Cement	Water Pen	etration, E.	xtent : Moderate, A		**	5	\$3,200	
Stucco Cement erior	Water Pen Location	etration, E.	xtent : Moderate, A	r Roof		5	\$3,200	
Stucco Cement erior Floors	Water Pen Location 100%	etration, E.	xtent : Moderate, A	2049	**			
Stucco Cement erior Floors Cast in Place Concrete	Water Pen Location 100%	etration, E.	xtent : Moderate, A	r Roof 2049 LIFE	**	5	\$67,900	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile	Water Pen Location 100% 15% 10%	etration, E. : Stairweld	xtent : Moderate, A l And Central Lowe	2049 LIFE 2045	* *	5 5	\$67,900 \$10,400	
Stucco Cement erior Floors Cast in Place Concrete	Water Pen Location 100% 15% 10% 75%	etration, E. : Stairweld Now	xtent : Moderate, A l And Central Lowe \$42,900	2049 LIFE 2045 2041	* * * * * *	5	\$67,900	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile	Water Pen Location 100% 15% 10% 75% Cracking/o	etration, E. : Stairweld Now Crumbling,	xtent : Moderate, A l And Central Lowe \$42,900 Extent : Light, Are	2049 LIFE 2045 2041	* * * * * *	5 5	\$67,900 \$10,400	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile	Water Pen Location 100% 15% 10% 75% Cracking/o	etration, E. : Stairweld Now Crumbling,	xtent : Moderate, A l And Central Lowe \$42,900	2049 LIFE 2045 2041	* * * * * *	5 5	\$67,900 \$10,400	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	100% 15% 10% Cracking/C	etration, E. : Stairweld Now Crumbling,	xtent : Moderate, A l And Central Lowe \$42,900 Extent : Light, Are	2049 LIFE 2045 2041 an Affecte	** ** ** **	5 5 3	\$67,900 \$10,400 \$29,100	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile	Water Pen Location 100% 15% 10% 75% Cracking/ Location 5%	etration, E. : Stairweld Now Crumbling,	xtent : Moderate, A l And Central Lowe \$42,900 Extent : Light, Are	2049 LIFE 2045 2041 at Affecte	** ** ** *d: 5%	5 5 3	\$67,900 \$10,400 \$29,100 \$7,100	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Water Pen Location 100% 15% 10% 75% Cracking/c Location 5% 10%	etration, E. : Stairweld Now Crumbling,	xtent : Moderate, A l And Central Lowe \$42,900 Extent : Light, Are	2049 LIFE 2045 2041 ea Affecte 2045 LIFE	* * * * * * * * * * * * * * * *	5 5 3 5 5	\$67,900 \$10,400 \$29,100 \$7,100 \$11,300	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane	### Water Pen Location 100% 15% 10% 75% Cracking/CLocation 5% 10% 5%	etration, E. : Stairweld Now Crumbling,	xtent : Moderate, A l And Central Lowe \$42,900 Extent : Light, Are	2049 LIFE 2045 2041 ea Affecte 2045 LIFE LIFE	** ** ** *d:5%	5 5 3 5 5 5	\$67,900 \$10,400 \$29,100 \$7,100 \$11,300 \$10,600	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board	### Water Pen Location 100% 15% 10% 75% Cracking/ Location 5% 10% 5% 75%	etration, E. : Stairweld Now Crumbling,	xtent : Moderate, A l And Central Lowe \$42,900 Extent : Light, Are	LIFE 2045 2041 2045 LIFE LIFE LIFE	** ** ** *d:5%	5 5 3 5 5 5 5 5-10	\$67,900 \$10,400 \$29,100 \$7,100 \$11,300 \$10,600 \$180,300	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick	### Water Pen Location 100% 15% 10% 75% Cracking/CLocation 5% 10% 5%	etration, E. : Stairweld Now Crumbling,	xtent : Moderate, A l And Central Lowe \$42,900 Extent : Light, Are	2049 LIFE 2045 2041 ea Affecte 2045 LIFE LIFE	** ** ** *d:5%	5 5 3 5 5 5	\$67,900 \$10,400 \$29,100 \$7,100 \$11,300 \$10,600	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Ceilings	100% 15% 10% 75% Cracking/ Location 5% 10% 5% 75% 5%	etration, E. : Stairweld Now Crumbling, : Through	xtent : Moderate, A l And Central Lowe \$42,900 . Extent : Light, Are out Floors	LIFE 2045 2041 2045 LIFE LIFE LIFE LIFE	** ** ** *d:5%	5 5 5 5 5 5-10 10	\$67,900 \$10,400 \$29,100 \$7,100 \$11,300 \$10,600 \$180,300 \$2,100	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick	### Water Pen Location 100% 15% 10% 75% Cracking/ Location 5% 10% 5% 75% 5%	Now Crumbling, Through	\$42,900 Extent: Light, Areout Floors	LIFE 2045 2041 2045 LIFE LIFE LIFE 2049	** ** ** ** ** ** ** ** **	5 5 3 5 5 5 5 5-10	\$67,900 \$10,400 \$29,100 \$7,100 \$11,300 \$10,600 \$180,300	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Ceilings	### Water Pen Location 100% 15% 10% 75% Cracking/e Location 5% 10% 5% 75% 5% Water Pen	Now Through Now Now Retration, E.	\$42,900 Extent: Light, Are out Floors \$1,700 Extent: Moderate, A	LIFE 2045 2041 2045 LIFE LIFE LIFE 2049	** ** ** ** ** ** ** ** **	5 5 5 5 5 5-10 10	\$67,900 \$10,400 \$29,100 \$7,100 \$11,300 \$10,600 \$180,300 \$2,100	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Ceilings	### Water Pen Location 100% 15% 10% 75% Cracking/e Location 5% 10% 5% 75% 5% Water Pen	Now Crumbling, Through	\$42,900 Extent: Light, Are out Floors \$1,700 Extent: Moderate, A	LIFE 2045 2041 2045 LIFE LIFE LIFE 2049	** ** ** ** ** ** ** ** **	5 5 5 5 5 5-10 10	\$67,900 \$10,400 \$29,100 \$7,100 \$11,300 \$10,600 \$180,300 \$2,100	
Stucco Cement erior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Ceilings	Water Pen Location 100% 15% 10% 75% Cracking/CLocation 5% 10% 5% 5% 5% Water Pen Location	Now Through Now Now Retration, E.	\$42,900 Extent: Light, Are out Floors \$1,700 Extent: Moderate, A	LIFE 2045 2041 2045 LIFE LIFE LIFE 2049	** ** ** ** ** ** ** ** **	5 5 5 5 5 5-10 10	\$67,900 \$10,400 \$29,100 \$7,100 \$11,300 \$10,600 \$180,300 \$2,100	

Site Enclosure

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

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

Asset #: 1949

rchitecture		Current I	Repair	Futui	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Enclosure								
Fence/Gates								
Chain Link	75%			2056	* *			
			Extent : Light, Area	Affected	: 100%			
			Perimeter					
	Explanat	ion : Steel	Mesh Type Fence					
Iron Picket	25%			2071	* *			
te 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/C	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Parking	Lot					
	Potholes, I	Extent : Lig	ght, Area Affected :	10%				
	Location	: Parking	Lot Area					
Activity Yard								
Asphalt	35%	Now	\$4,900	2039	* *			
•	Cracking/C	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	: Basketba	all Court	_				
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 100%			
		: Side Yar	-	55				
	Explanat	ion : Baske	etball Court					
Cast in Place Concrete	35%			2041	* *			
Rubber Matting	30%			2041	* *			

ectrical	Current Repair	Future	e Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts	-					
Service Equipment						
Fused Disc Sw	100%	2036	\$25,300	5	\$300	
	Other Observation, Extent: N/A, Area	a Affected :	100%			
	Location: Electrical Room					
	Explanation : Two Main Service Dis Amperes	sconnect Swi	itches Rated At 1,2	200 Ampe	eres And 800	
Switchgear / Switchboard	•					
5 witchgear / 5 witcheoura						
Fused Disc Sw	100%	2036	\$162,600	5	\$300	
Fused Disc Sw	100%	2036	\$162,600	5	\$300	
C	100%	2036	\$162,600 \$115,900	5 1	\$300	
Fused Disc Sw Raceway					\$300	
Fused Disc Sw Raceway Conduit					\$300	

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

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

Asset #: 1949

Current Repair	Future Replacement		Maintenance				
% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
100%	2036	\$173,900	1				
100%	2034	\$207,400	5	\$500			
4000/		de de	_	** ***			
100%	LIFE	**	5	\$2,000			
1000/	2041	* *					
	Affected :	100%					
-							
Explanation : LED Lights							
500/	2021	\$57,600	10	¢0 200			
				\$8,300			
3070	2031	\$14,000	1				
10%	2041	* *					
	2041						
3070							
100%	2036	\$128 800	1	\$25,600			
			1	\$23,000			
		100/0					
•							
Explanation . CC11 Survettunce Ct	inci us						
100%	2031	\$177,000	1-3	\$43,600			
			1 3	Ψ15,000			
9	Pull Station	ns. Smoke Detector	s. Strobe	Lights Horns			
	% of Fail Date Estimated Cost Total (Years) 100% 100% 100% Other Observation, Extent: N/A, Area Location: Throughout The Building Explanation: LED Lights 50% 50% 10% Other Observation, Extent: N/A, Area Location: Hallways And Outside Pe Explanation: CCTV Surveillance Co 100% Other Observation, Extent: N/A, Area Location: Throughout The Building	Wof Total (Years) Estimated Cost Total (Years) FY	Year Estimated Cost Year FY Estimated Cost Total (Years) Year FY Estimated Cost Year FY Estimated Cost Year FY Estimated Cost Year FY Year FY Year FY Year Ye	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)	Note Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)		

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

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

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

Asset #: 1949

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating	•		•					
Terminal Devices								
Convector/Radiator	100%		2041	* *	1	\$22,200		
Air Conditioning								
Energy Source								
Electricity	100%		2044	* *	1			
Conversion Equipment								
Exterior Pkg Unit -	10%		2031	\$75,200	2	\$400		
Cooling								
		ion, Extent : N/A, Area		100%				
		its Serve General Areas	-					
	Explanation:	Multiple Roof Units. R						
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	15%		2031	\$10,400	2	\$7,200		
Unit								
No Component	85%							
Ventilation								
Distribution	1000/			ماد ماد		4.0.00		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$60,600		
Exhaust Fans	100/		• • • •	420.400	_			
Interior	10%	010 000	2036	\$30,400	2	\$200		
Roof	90% No	. ,	2036	\$119,800	2	\$1,500		
	Location : Roc	Moderate, Area Affect f	red : 30%					
lumbing							_	
H/C Water Piping								
Brass/Copper	100% 0-	. ,	2046	* *	1			
		ıt : Moderate, Area Affe	ected : 20%	6				
		sement. Booster Pump						
		Extent : Moderate, Area						
	Location : Ba.	sement. Booster Pump I	Is Not Wor	king				
Sanitary Piping								
Cast Iron	10% 2-		LIFE	* *	1			
	Blockage /Clog Location : Bas	ged, Extent : Moderate, sement	Area Affe	cted : 10%				
		nt : Moderate, Area Affe						
	Location : Ma	in Stock Room And Plu	ımbing Roc	om				
Cast Iron	90%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			

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

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

Asset #: 1949

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100% 0-2 Not in Service, Extent : Moder Location : Basement	\$6,900 2036 rate, Area Affected :	\$13,700 100%	4	\$1,500	
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 : 1	0%			
	Location : First To Second F	Floor Community Roc	om			
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2046	* *	1-2	\$19,200	

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

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

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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



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

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

Asset #: 4439

Architecture	Current Repair	Future Replacement	ent Maintenance					
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority			
xterior	•							
Exterior Walls								
Cast in Place Concrete	5% Now \$8,100	LIFE *	* 5	\$33,800				
	Cracking/Crumbling, Extent : Light, Are	ea 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, Ai	rea Affected : 80%						
	Location: West And South Facades							
	Other Observation, Extent : N/A, Area A	1ffected : 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, Ar	00						
	Location : Multiple Locations Through	hout						
Metal Panel	10% Now \$447,900	2043 *	* 5	\$25,300				
	Corrosion/Rusting, Extent: Moderate, A	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,	**						
	Location: South Facade And North F							
	Broken/Missing Elements, Extent: Mod		6					
	Location: South Facade And North F							
	Corrosion/Rusting, Extent: Moderate, A	Area Affected : 30%						
	Location: Throughout							
	Loose/Miss Fasteners, Extent: Severe,							
	Location: South Facade And North F							
Wood	5%	2049 *	* 5	\$14,900				
Wood	10% Now \$120,000	2058 *	* 5	\$14,900	1			
	Deteriorated Finish, Extent : Severe, Ar	ea Affected : 20%						
	Location : South Facade							
	Thermally Inefficient, Extent : Severe, A	rea Affected : 60%						
	Location: South Facade							
	Split/Cracked, Extent : Severe, Area Aff	ected : 20%						
	Location : South Facade							

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

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

Asset #: 4439

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

Interior

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

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

Asset #: 4439

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	3%			2032	\$164,600	3	\$14,000	
Cast in Place Concrete	5%			LIFE	* *	5	\$33,900	
Ceramic Tile	5%		\$87,400	2036	\$874,300	5	\$7,800	
		Crumbling, 1 : Through	Extent : Light, Are out	ea Affecto	ed : 10%			
Poured Epoxy/Resin	5%	Now	\$86,900	2028	\$868,700			
			Light, Area Affecte	ed : 30%				
	Location	ı : 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	
			Extent: Moderate	, Area Aj	ffected : 50%			
			d Second Floors					
			Moderate, Area A <u>f</u> d Second Floors	fected : .	100%			
Wood		Now Decay, Exter	\$222,000 at : Severe, Area Af	2036 fected : 3	\$2,219,700	5	\$34,900	
	•	•	al Room, Perimeter					
Interior Walls			· · · · · · · · · · · · · · · · · · ·					
Cast in Place Concrete	5%			LIFE	* *			
Cast Stone/Terra Cotta	5%			LIFE	* *			
	Other Obs	servation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	ı : First Flo	or					
	Explana	tion : Walls	Of Mechanical Sp	ace				
Ceramic Tile	3%			2036	\$64,200	5	\$1,200	
Gypsum Board	25%			LIFE	**	5	\$5,800	
71	Other Obs	servation, E	Extent : N/A, Area A	Iffected :	5%		. ,	
	Location	ı : Through	out Shelter Space					
	Explana	tion : Porti	ons Removed Due	To Active	<i>Construction</i>			
Masonry: Brick	37%			LIFE	* *			
Plaster	20%		\$3,800	LIFE	* *	5	\$2,300	
			e, Extent : Light, Ar		ted : 100%	-	<i>+</i> -,-00	
		-	Walls At Main Publ					
Wood	5%			LIFE	* *	5	\$7,800	
	570						Ψ1,000	

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

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

Asset #: 4439

Architecture		Current I	Repair	Futu	re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	_	Now	\$30,900	2038	* *	5	\$9,300	
		_	ents, Extent : Mode	erate, Ar	rea Affected : 20%			
			d Second Floors					
			xtent : Moderate, A	rea Affe	cted : 80%			
		ı : First Flo	or Lobby					
AcousTileSusp.Lay-In	4%			2053	* *	5	\$12,400	
			Extent : N/A, Area A					
	Location	ı : Partial 1	st Floor Corridor	Of Shelte				
Exposed Struc: Concrete		Now	\$116,200	LIFE	* *	5	\$2,400	
		-	e, Extent : Moderat		Affected : 30%			
			oom First Floor Of					
		-	: Severe, Area Affe					
			al Room And Boiler		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%		\$1,267,300	LIFE	**	5	\$814,100	
			Extent : Moderate,	Area Afj	tected: 10%			
		ı : Through			C4-1.100/			
		กระบางการ, า : Through	Extent : Moderate	e, Area A	ffeciea : 10%			
		_	oui xtent : Moderate, A	rea Affa	ctad : 10%			
		ieiraiion, E. 1 : Through		теи Ајје	ciea . 1070			
Site Enclosure	Locuitor	i. imougn						
Fence/Gates								
Chain Link	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Cast in Place Concrete	100%		\$396,300	2038	* *			
	_	_	Extent: Moderate	, Area A	ffected : 25%			
	Location	ı : Through	out Driveway					

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

Under 600 Volts

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

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

Asset #: 4439

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (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, I		ffected :	100%			
	Location : Electric						
	Explanation: One	2,000 Ampere Main	Discon	nect			
Fused Disc Sw	50%		2043	* *	5	\$500	
	Other Observation, I		ffected :	100%			
	Location : Electric	al Room					
	Explanation: One	2,000 Ampere Main	Discon	nect			
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, I	Extent : N/A, Area A		•			
	Location : Third Fl						
	Explanation: 250 I	Kilowatts Rated Cap	pacity				
Batteries	1						
Lead/Acid	100%		2027	\$2,500	5	\$8,800	
Fuel Storage				+)		+ -)	
Day Tank	1%		2041	* *	5		
24) 144111		Extent : N/A, Area A		100%	C		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Third Floor Generator Room						
	Explanation : 10 G						
Main Tank	99%		2048	* *	5		
iviaili laiik	9970 Other Observation, I	Extent · N/A Area A			3		
	Location : Boiler R		усски.	100/0			
	Explanation: 550	Juitons					

Lighting

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

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

Asset #: 4439

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type		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	
			res, Extent : Light,	Area Aff	ected : 100%			
	Location :	Through	out The Building					
Fluorescent	15%			2028	\$540,800	10	\$32,600	
	T-12 Lamps	And Fixti	ures, Extent : Light	, Area Aj	ffected : 100%			
	Location:	Through	out Track And Field	d, Musei	ım Area Of Buildin	g		
Fluorescent	2%			2033	\$72,100	10	\$4,300	
		uorescent	Light, Extent : Lig				4 1,2 0 0	
					cond Floor Corride	or Museu	m Area	
HID	6%			2028	\$168,400	10	\$500	
Incandescent	2%			2028	\$79,800	2	\$100	
LED	15%			2038	**	2	Ψ100	
Egress Lighting	1070			2050				
Emergency, Service	10%			2033	\$14,500	1		
Emergency, Battery	40%			2033	\$158,200	10	\$22,700	
Exit, Service	20%			2028	\$20,300	1	4,,,,,	
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 Obser	rvation, E	xtent : N/A, Area A	ffected :	100%			
	Location: Throughout The Building							
	Explanatio	on : CCTV	⁷ Surveillance Syst	em				
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	\$146,000	

Mechanical	Current Repair	Future Re	placement	Maintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Est FY	timated 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	98%	2033	\$532,900	1				
Fuel								
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Oil Tank Room							
	Explanation: One 6,000 Gallon Tank, No.2 Fuel							

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

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

Asset #: 4439

Mechanical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	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	Koom							
	Explanation : Electric Unit Heater								
Under Construction	98%	Affactad . O	0/						
	Other Observation, Extent : N/A, Area L Location : Boiler Room	Ајјестеа : 0	%						
	Explanation : Steam Boiler System. F	acility Hsin	ng Roiler No 1 To	Generat	e Steam Heat And				
	Domestic Hot Water Temporarily Whi								
Distribution	, , , , , , , , , , , , , , , , , , ,								
Steam Piping/Pump	25%	2063	* *						
	Recent Installation, Extent: N/A, Area	Affected : 1	00%						
	Location : Homeless Service Space -	1st Floor -	Various Location	S					
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								
	Location : Homeless Service Space -	Fan Rooms							
Convector/Radiator	58%	2031	\$1,123,900	1	\$44,400				
	On Extended Life, Extent: Light, Area Affected: 100%								
	Location : Homeless Service Space -								
Convector/Radiator	20%	2053	* *	1	\$15,300				
	Recent Installation, Extent: N/A, Area								
	Location : Homeless Service Space -								
Unit Heater - Steam	2%	2028	\$26,900	4	\$700				
	Other Observation, Extent: N/A, Area	Affected: 1	00%						
	Location: Entrance Vestibule								
G 1	Explanation: Location Observed								
Controls Digital	30%	2031	\$2,041,800						
Digital									
	Other Observation, Extent : N/A, Area Affected : 100% Location : Armory Track Space								
	Explanation : Chilled Water System Bms Controls								
Electrical	70%	2028	\$922,200						
Licenteal	Other Observation, Extent : N/A, Area 2		·						
	Location: Basement - Boiler Room	JJ	/ +						
	Explanation : Boilers Heat Timer Co	ntrols							

Air Conditioning

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

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

Asset #: 4439

Mechanical	Current F	Repair	Futur	re Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Energy Source								
Electricity	80%		2041	* *	1			
Natural Gas	20%	T	2053	**	1			
	Other Observation, E	xtent : N/A, Area A	ffected :	100%				
	Location : Roof Explanation : Absor	untion Chillan Samu	iaa					
Conversion Equipment	Explanation . Absor	puon Chiller Servi	ce					
Absorption	25%		2028	\$1,628,500	1	\$64,100		
Chiller/Direct Fire	2370		2020	ψ1,020,500	1	ψ04,100		
	Other Observation, E	xtent : N/A, Area A	ffected :	100%				
	Location : Roof - C							
	Explanation: 1 Uni	it, 200 Tons						
Heat Pump Air Sourced	30%		2031	\$1,064,100	2	\$4,400		
-	Other Observation, E	xtent : N/A, Area A	ffected :					
	Location: Roof							
	Explanation : Varia Units In Homeless S		w (VRF)	Outdoor Units, Q	uantity. (S. Serves Sleeping		
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 : Homeles		ory Trac	k Spaces - Mechan	ical Rooi	ms		
	Explanation : Locat	tion Observed						
Exterior Pkg Unit - Cooling	25%		2033	\$649,600	2	\$3,600		
	Other Observation, E Location : Roof	xtent : N/A, Area A	ffected :	100%				
	Explanation: 2 Uni	ts, 100 Tons Each	Serving 2	Armory Track Spac	e			
Split Unit	5%		2028	\$281,400				
	Other Observation, E Location : Roof	xtent : N/A, Area A	ffected :	100%				
	Explanation: Small	l Capacity Split Sys	tems, Inc	door Units No Acce	ess			
Window/Wall Unit	5%		2028	\$44,900	1			
Distribution								
CW & CHW Wtr	15%		2043	* *	4	\$2,600		
Pipe/Pump	5 00/					04		
Ductwork/Diffusers	50%		LIFE	* *	2	\$154,200		
No Component	35%							

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

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

Asset #: 4439

	A5561# . 4433							
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
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	5%	1		2028	\$227,200	1		
Expansion	On Extan	dad Lifa Ev	tent : Light, Area A	Iffactad :	100%			
			Track Space - Meci					
			Extent : N/A, Area A					
			Track Space - Mech					
			it, 7 Tons Approxim		•			
Air Handler/Cool/Ht	30%)		2033	\$1,379,400	1	\$44,000	
	Other Obs	servation, E	Extent : N/A, Area A	ffected :				
	Location							
			its Serving Armory	Track Sp		· Coils, N	lo Heat.	
Fan Coil - 2 Pipe	30%			2033	\$2,168,800	1	\$23,000	
			Extent : N/A, Area A					
			s Service Space Sle					
N. C.			ble Refrigerant Flo	ow (VKF)) Inaoor Units			
No Component	35%	1						
Heat Rejection Air Cooled Condenser	5%			2028	\$34,300	2	\$8,300	
Unit	370	,		2020	ψ34,300	2	ψ0,500	
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n:Roof						
			it, 7 Tons Approxim ck Space Mechanic		ondensing Unit, Co	nnected	To Air Handling	
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%	1						
Exhaust Fans Interior	500/			2022	\$525 500	2	\$2.600	
Roof	50% 13%			2033 2033	\$525,500 \$59,800	2 2	\$3,600 \$900	
Wall Unit	2%			2033	\$2,000	2	\$100 \$100	
wan Omt			Extent : N/A, Area A			2	\$100	
			hiller Mechanical		100,0			
		-	tion Observed					
No Component	35%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%)		2043	* *	1		
Sanitary Piping								
Cast Iron	100%)		LIFE	* *	1		
Storm Drain Piping	1000/			LIEE	ملد رائ			
Cast Iron	100%)		LIFE	* *	1		

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

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

Asset #: 4439

Mechanical	Current Repair	Future R	Replacement	Ma		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Submersible	20%	2028	\$1,500	4	\$1,500	
	Recent Installation, Extent: N/A,					
	Location : Basement - New Clas	srooms Mechanic	al Room			
No Component	80%					
Sewage Ejector(s)						
Electric	100%	2028	\$124,100	4	\$14,100	
	On Extended Life, Extent: Light,	Area Affected : 10	0%			
	Location : Basement - Pump Ro	oms, Two Duplex S	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 : 1	00%			
	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	

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

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

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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

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



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

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

Asset #: 1940

rchitecture	Current	Repair	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•						•
Exterior Walls							
Masonry: Brick	30% Now Efflorescence, Exten Location: South F	acade		* *	5	\$84,000	
	Graffiti, Extent : Mo Location : Frankli		ed : 5%				
	Spalling, Extent : Se Location : Through		: 20%				
	Water Penetration, I Location : Front F	Extent : Severe, Area acade On Franklin .			ement		
Masonry: Brownstone	20% Now Cracking/Crumbling Location: Various Efflorescence, Exten Location: Above M	Locations, Base Of t : Moderate, Area A	Building	7	5	\$42,000	1
	Water Penetration, I	•					
Masonry: Brownstone	39%		LIFE	* *	5	\$163,800	
Slate Panels	11% 0-2 Cracking/Crumbling Location: Window		LIFE , Area Aj	* * ffected : 25%	5	\$23,100	
Windows							
Aluminum	70%		2052	* *	5	\$11,900	
Aluminum	10% Now	\$17,800	2044	* *	5	\$900	
	Broken/Missing Eler Location : Screens		erate, Ar	ea Affected : 20%			
	Other Observation, Location: Tower I	Floors	a Affecte	d : 20%			
	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, Location: Above I	Orill Floor	ffected :	100%			
	Explanation : Cop	per Windows					
Parapets	000/		LIPP	* *	5 10	#241.70 2	
Masonry: Brick	90%		LIFE		5-10	\$241,500	
Masonry: Brownstone	10%		LIFE	* *	5-10	\$50,600	

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

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

Asset #: 1940

Architecture	Curi	ent Repair	Futu	e Replacement	М	aintenance			
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior									
Roof	2.50/		20.41	* *	10	Φ.(0, 000			
Modified Bitumen	35%		2041		10	\$60,800			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Fou	· ·							
	Explanation:	Limited Access/Visibili	ity						
Single Ply Membrane	50% 0-2	2 \$195,000	2041	* *					
	Adhesion Failur	e, Extent : Moderate, A	lrea Affec	ted : 25%					
	Location : Dri	Location : Drill Roof, Walking Pads Scattered Throughout							
	Drains Clogged	Extent : Light, Area A	ffected : 2	20%					
	Location : Dri								
	Miss/Damaged	Flashings, Extent : Mod	derate. Ai	ea Affected : 20%					
		ll Roof Throughout	,	35					
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
	Location : Drill Roof, West Side								
	Vegetation Growth, Extent: Moderate, Area Affected: 10%								
	Location : Eas		11700111990	. 10/0					
Classialta Matal/Class		. D. III 1100j	2056	* *	10	\$96.000			
Skylight, Metal/Glass	15%		2056		10	\$86,900			
Soffits	200/			ماد ماد	_				
Masonry: Brick	20%		LIFE	* *	5				
Masonry: Brownstone	80%		LIFE	* *	5				
		xtent : Light, Area Affe	cted : 509	%					
	Location : Ma	in Entry, South Entry							

Interior

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

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

Asset #: 1940

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	4.40					_	0.440 - 00	
Cast in Place Concrete	44%		4.05.400	LIFE	* *	5	\$410,700	
Ceramic Tile	2%		\$105,400	2045	**	5	\$2,100	
	_	/Crumbling, n : Lobby, S	Extent : Severe, A.	rea Affec	ted : 10%			
Ceramic Tile	3%		nowers	2045	* *	5	\$6,400	
Panel/Paver: Cer/Brk	5%			2043	* *	5	\$24,000	
Quarry Tile	5%			2041	* *	5	\$16,000	
Steel Plate	1%		\$6,400	LIFE	* *	1	\$10,000	
		_	ents, Extent : Seve oom, Bottom Stair	re, Area .	Affected : 2%			
Vinyl Tile	15%	Now	\$290,500	2041	* *	3	\$12,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
	Locatio	n : Basemer	it Hallways And Sto	orage Ar	еа			
	_	/Crumbling, n : Through	Extent : Severe, A. out	rea Affec	ted : 20%			
	Uneven Substrate, Extent : Severe, Area Affected : 5%							
	Locatio	n : Room 40)2					
	Worn/Ero	de, Extent :	Severe, Area Affec	ted : 25%	6			
	Locatio	n : Through	out					
Vinyl Tile	15%	,)		2041	* *	3	\$12,000	
Wood	10%	Now	\$418,100	2064	* *	5	\$20,000	
	Broken/M	lissing Elem	ents, Extent : Seve	re, Area .	Affected : 20%		,	
	Location : 5th Floor, Drill Floor Balcony, Boiler Room							
	Dry Rot/I	Decay, Exter	ıt : Severe, Area A <u>f</u>	fected : 2	20%			
	Location : 5th Floor, Drill Floor Balcony, Boiler Room							
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	cted : 50%			
	Locatio	n : Gas Met	er Room					
	Explana	ation : Debr	is Throughout					

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

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

Asset #: 1940

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
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	* *			
Plaster	Horizonta Location Joint Mor Location Misaligne Location Vertical C Location	l Cracks, E. 1: Drill Flo 1: Cracks, Exte	oor Balcony East Fo extent: Moderate, A oor Balcony East Fo ode, Extent: Mode oor Balcony East Fo Extent: Moderate, oor Balcony East Fo oor Balcony East Fo oor Balcony East Fo	Irea Affe acade, M rate, Are acade Area Aff acade a Affected	cted: 3% Il Shift Office va Affected: 2% Pected: 2%	5	\$17,500	
r iastei	Cracking/ Location Diagonal Location Paint Pee	Crumbling, 1 : 5th Floo Cracks, Ext 1 : 5th Floo	Extent : Severe, An r Storage tent : Severe, Area r Storage : Severe, Area Affe	rea Affec Affected	ted : 10%	J	\$17,500	

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

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

Asset #: 1940

Architecture	Curr	ent Repai	ir	Futur	e Replacement	N	aintenance	
System Component Type	% of Fail I Total (Yea		mated Cost	Year FY	Estimated Co	cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%		Φ000	2049	*	5	\$21,300	
AcousTileSusp.Lay-In	1% 0-2 Broken/Missing Location : Mai Staining/Discolo Location : 2nd	Elements, n Level K ring, Exte	itchen nt : Moderate			5	\$1,100	
Exposed Struc: Concrete	10% No Corrosion/Rustin Location: Area Cracking/Crumb Location: Area Paint Peeling, E Location: Bas Water Penetratio Location: Mat	ng, Extent a In And N ling, Exte a In And N extent : Sev ement Sto. an, Extent	Jext To Gener nt : Severe, A Jext To Gener vere, Area Affo rage Area : Moderate, A	ator Roo rea Affec ator Roo ected : 59 Irea Affec	m ted : 20% m % cted : 5%	* 5	\$3,300	
Exposed Struc: Steel	40%			LIFE	*	* 10	\$170,700	
Exposed Struc: Wood	18% No Broken/Missing Location : Drie	Elements,		LIFE erate, Ar		*		
Masonry: Vault Struct	5%			LIFE	*	10	\$5,300	
Plaster	4% No Cracking/Crumb Location: 5th Paint Peeling, E Location: 5th	ling, Exte Floor xtent : Sev				* 5	\$5,300	
	Water Penetration Location: 5th	n, Extent	: Moderate, A	lrea Affe	cted : 10%			
Plaster	12%			LIFE	*	* 5-10	\$44,000	
Site Enclosure Fence/Gates	1000/			20-1				
Iron Picket	100%			2071	*	*		
Site Pavements Public Sidewalk								
Cast in Place Concrete	100% No Cracking/Crumb Location : Thre	ling, Exte	\$46,000 nt : Severe, A	2041 rea Affec	* ted : 30%	*		
On-Site Walkways	1000/ 37		007.400	1100	.4.	¥		
Masonry: Granite	100% Nov Joint Mortar Mi. Location: Exte Loose/Delam Su Location: Bro Other Observation Location: Exte Explanation: 2	ss/Erode, A erior Brow rface, Exto wnstone S on, Extent erior Stair	vnstone Stairs ent : Severe, A tairs : N/A, Area A s	1rea Affe	cted : 20%	*		

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

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

Asset #: 1940

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	95%	2036	\$50,000	5	\$600	
Tasea Bise SW	Other Observation, Extent : N/A, Area			J	4000	
	Location : Boiler Room					
	Explanation: One 2,000 Ampere And				Switches	
Fused Disc Sw	5% Other Observation, Extent: N/A, Area Location: Boiler Room	2046 Affected : 1	**	5		
-	Explanation: One 400 Ampere Main	Disconnect	t Switch For Fire	Fire Pump		
Switchgear / Switchboard	1000/	2026	\$212,600	5	\$600	
Fused Disc Sw Raceway	100%	2036	\$213,600	5	\$600	
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		
Braided Clotti	Insulation Aged, Extent : Light, Area A			1		
	Location : Throughout The Building	33				
Thermoplastic	50%	2036	\$148,400	1		
Thermoplastic	20%	2046	* *	1		
Motor Controllers	1000/	2024	# 40 < 000	_	#1 000	
Locally Mounted	100%	2034	\$486,800	5	\$1,000	
Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$4,200	
Stand-by Power						
Transfer Switches	1000/	2041	* *		0.42 5 00	
Automatic	100%	2041	* *	1	\$43,500	
Generators Diesel	100%	2039	* *	1	\$54,800	
Bieser	Other Observation, Extent : N/A, Area		00%	•	ψ2 1,000	
	Location: Generator Room Basemen	ıt				
	Explanation: One 100 Kilowatts Rai	ted Capacity	,			
Batteries Lead/Acid	100%	2029	\$2,700	5	\$5,200	
Fuel Storage	10070	2029	\$2,700	5	\$3,200	
Day Tank	100%	2044	* *	5		
,	Other Observation, Extent : N/A, Area		00%	-		
	Location: Generator Room. Note Th Under Mechanical	at One 15,0	00 Gallon Underg	ground T	ank Reported	
T 1 1	Explanation : One 180 Gallons					

Lighting

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

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

Asset #: 1940

Electrical	Current Repair	Future Repla	cement	М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
LED	100%	2044	* *				
	Recent Replace Evident, Extent: N/A, A	Area Affected : 100	0%				
	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, A Location : Building Perimeter	Area Affected : 100	0%				
No Component	70%						
Alarm							
Security System							
Generic	100%	2041	* *	1	\$52,800		
	Other Observation, Extent: N/A, Area	55					
	Location : Interior And Exterior Space	ces					
	Explanation: CCTV Surveillance Sys	stem					
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 Bo Fire Alarm Panel	ells, Horns, Smoke	Detector.	s, Manua	l Pull Box And		

Mechanical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost 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 G	allon Tank				

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

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

Asset #: 1940

Mechanical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		ll Date Estimated Co /ears)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Radiant Heater	Location : Si	ation, Extent : N/A, Are hift And Generator Roc : Electric Unit Heater.	oms	\$203,200 100%	2	\$3,300	
Steam Boiler	Location : Bo Other Observe	or Hot Water, Extent : asement Boiler Room ation, Extent : N/A, Are asement Boiler Room : 2 Units.			1	\$134,100	
Distribution Steam Piping/Pump	100% N Leak Evident, Location : B	Extent : Light, Area Af		\$1,250,200			
Terminal Devices Air Handler Convector/Radiator Unit Heater - Steam	40% 50% 5%		2031 2034 2041	\$1,175,200 \$638,300 * *	1 1 4	\$35,300 \$23,000 \$700	
Unit Heater - Steam Controls Digital	5% 100%		2031	\$44,400 \$4,447,700	4	\$1,000	
Air Conditioning Energy Source Electricity	100%		2044	**	1		
Conversion Equipment Window/Wall Unit No Component	60% 40%		2031	\$354,900	1		
Ventilation Distribution Ductwork/Diffusers No Component	40% 60%		LIFE	* *	2-5	\$50,300	
Exhaust Fans Interior Roof No Component	10% 40% 50%		2031 2041	\$69,200 * *	2 2	\$400 \$1,700	
Plumbing H/C Water Piping Brass/Copper Water Heater With Tanks Not Accessible	100%		2036	\$2,005,100	1		
Sanitary Piping Cast Iron	100% N	Extent : Light, Area Ag		**	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		

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

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

Asset #: 1940

Mechanical	Current Repair	Current Repair Future Repla		M		
System Component Type	% of Fail Date Estimat Total (Years)	ed 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 : Lig	ht, Area Affected :	100%			
	Location : Boiler Room					
	Other Observation, Extent : N/	A, Area Affected :	100%			
	Location : Boiler Room					
	Explanation : One 600 Gallo	n Unit				
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : N/	A, Area Affected :	100%			
	Location: 1st To 3rd Floor					
	Explanation: 1 Unit, Decom	missioned.				
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	

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

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

Page: 138

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

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



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

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

Asset #: 3015

chitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior	•			•		•		•
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	
	Location	: Through						
		iscoloring, : Through	, Extent : Light, Ar out	ea Affecte	ed : 10%			
Masonry: Limestone	5%	Now	\$9,000	LIFE	* *	5	\$1,700	
•			ode, Extent : Mode Sills And Trims	erate, Are	ea Affected : 20%			
Metal/Glass Curt Wall	-	Now	\$38,400	LIFE	* *	5	\$4,300	
Metal/Glass Curt wall	Water Pene		xtent : Moderate, A			3	\$4,300	
Stucco Cement	35%	Now	\$90,300	2038	**	5	\$19,900	
2 111 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			ents, Extent : Mod		ea Affected : 5%		4-2,5	
		: Through						
		Crumbling, : Through	Extent : Moderate	e, Area A <u>j</u>	fected : 10%			
	Staining/D	iscoloring,	Extent : Light, Ar out, Below Windov		ed : 20%			
Windows								
Aluminum	90%	Now	\$120,600	2049	* *	5	\$6,300	
	Air Infiltra	tion, Exter	nt : Moderate, Area	ı Affected	! : 10%			
	Location	: Through	out					
		c Not Fun : Through	ct, Extent : Moderd out	ate, Area	Affected : 25%			
Metal Clad	10%	Now	\$70,400	2058	* *	5	\$4,400	
	Deteriorate	ed Finish,	Extent : Moderate,	Area Aff	fected : 50%			
	Location	: Stairs						
	Thermally .	Inefficient,	, Extent : Moderate	e, Area Aj	ffected : 50%			
	Location	: Stairs						
			Moderate, Area A	ffected : 3	50%			
	Location	: Stairs						
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,900	
Masonry: Brick	30%	Now	\$9,400	LIFE	**	5	\$1,500	
	_	Crumbling, : North Pa	Extent : Moderate urapet	e, Area A <u>j</u>	fected : 15%			
Metal Cornice	15%			2048	* *	10	\$2,400	
Stucco Cement	50%	4+	\$7,600	2046	* *	5	\$3,200	
	_	Crumbling, : Parapet	Extent : Moderate Wall	e, Area A <u>j</u>	fected : 15%		•	
Roof								
Roof Modified Bitumen	97%			2038	* *	10	\$12,600	

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

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

Asset #: 3015

Architecture		Current I	Repair	Future	Replacement	M	aintenance	
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%		4	LIFE	* *	5	\$400	
Metal Panel	90%		\$1,700	2043	**	5	\$1,200	
		ling, Extent 1 : Through	: Moderate, Area . out	Affected :	20%			
Interior								
Floors	- 0./	4.	** ***		de de	_	* 4 = 	
Cast in Place Concrete	5%		\$3,600	LIFE	* *	5	\$4,700	
		ling, Extent i : Basemen	t : Light, Area Affec at	rted : 10%	Ó			
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, A.	rea Affect	ed : 10%			
	Location	: Staircas	e Between 4th And	5th Floor	At Window			
	Water Pen	etration, E.	xtent : Severe, Area	ı Affected	: 5%			
	Location	: Staircas	e Wall Facing Exte	rior				
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	1000			2020	مام مام			
Cast in Place Concrete	100%			2038	* *			

Electrical	Current	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 3015

Electrical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment	1000/		• • • •		-	***	
Fused Disc Sw	100%		2043	* *	5	\$100	
	Other Observation, Ex		Affected	: 100%			
	Location : Electrical Explanation : One 40 Switch		One 600 A	Amperes Main Serv	ice Main	Disconnect	
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, Ex	tent : Light, Area	Affected	: 100%			
	Location: Basement						
	Explanation: T-12 L	amps					
Fluorescent	90%		2038	* *	10	\$23,500	
	T-8 Lamps And Fixture Location : Throughou		Area Affo	ected : 100%			
LED	5%		2041	* *			
Egress Lighting							
Emergency, Battery	50%		2038	* *	10	\$3,400	
Exit, Service	50%		2038	* *	1	4-,	
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, Ex	tent : Light, Area		·		•	
	Location : Inside And	d Outside					
	Explanation: CCTV	Surveillance Can	ieras				

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

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

Asset #: 3015

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	St Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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 Convector/Radiator	100%		2038	* *	1	\$9,200	
Air Conditioning	10070		2038		1	\$9,200	
Energy Source	1000/		2041	* *	1		
Electricity	100%		2041	* *	1		
Conversion Equipment Window/Wall Unit	60% 40%		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				4.2,700			
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%			7.30		42.00	

Fire Suppression

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

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

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DEPT. OF HOMELESS SERVICES - 071 FREEMAN HOUSES / SENECA ANNEX

Asset #: 3015

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler							
No Component	95%						
Generic	5%		2043	* *	1-2	\$400	

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

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

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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



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

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

Asset #: 14741

chitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Exterior Walls					
Masonry: Brick	25% 2-4 \$110,70 Cracking/Crumbling, Extent: Seven Location: Rear Facade And Near Rusting Masonry Supt, Extent: Mod Location: North Facade Window Sidewalk Shed in Use, Extent: Ligh Location: Front Facade	re, Area Affected : 5% Downspout derate, Area Affected : 25% Lintels t, Area Affected : 25%	5	\$13,400	
	Vertical Cracks, Extent: Moderate,	Area Affected : 2%			
	Location: Rear Facade				
	Water Penetration, Extent : Modera	te, Area Affected : 2%			
	Location : Rear Facade			***	
Masonry: Brick	20% Other Observation, Extent: Light, A Location: West Facade Explanation: Stucco On Brick	LIFE ** Area Affected : 100%	5	\$10,800	
Masonry: Brick	25%	LIFE **	5	\$13,400	
Masonry: Granite	5% Now \$21,20	00 LIFE **	5	\$2,000	
	Joint Mortar Miss/Erode, Extent : M Location : South Facade At Buildt				
Masonry: Limestone	12% Now \$101,60 Cracking/Crumbling, Extent: Mode Location: South Facade Cornice Joint Mortar Miss/Erode, Extent: M Location: South Facade	erate, Area Affected : 5%	5	\$4,800	
	Worn/Erode, Extent : Moderate, Are Location : South Facade	ea Affected : 20%			
Metal Panel	5%	2053 **	5-10	\$18,500	
	Other Observation, Extent : Light, A Location : Roof Bulkhead Explanation : Metal Siding		0 10	Ψ10,0 00	
Pre-Cast Concrete	3%	LIFE **	5	\$5,200	
Stucco Cement	5% 4+ \$7,60		5	\$3,400	
	Diagonal Cracks, Extent : Light, Ar Location : West Facade	ea Affected : 2%		·	
Windows					
Aluminum	100% 0-2 \$29,10 Caulking Deteriorated, Extent: Mo Location: Throughout	derate, Area Affected : 50%	5	\$6,100	
	Water Penetration, Extent: Severe,				
	Location: 3rd Floor Room 3J And	i JL			

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

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

Asset #: 14741

Architecture	Current Repair	Future Replacement	М		
System	% of Fail Date Estimated	Cost Year Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total (Years)	FY	(Yrs)		
Exterior					
Parapets					
Masonry: Brick	95%	LIFE **	5	\$3,100	
•	Other Observation, Extent: Mod	erate, Area Affected : 100%			
	Location : Roof				
	Explanation : Covered With Me	etal Panels			
Pre-Cast Concrete	5%	LIFE **	5	\$1,000	
	Other Observation, Extent: Mod	erate, Area Affected : 100%			
	Location : Roof				
	Explanation : Covered With Me	etal Coping			
Roof					
Modified Bitumen	98% Now \$270				1
	Debris Present, Extent: Severe, A				
	Location: Sand Bags Througho	-			
	Water Penetration, Extent: Seven	re, Area Affected : 50%			
	Location: Main Roof				
Skylight, Metal/Glass		**			
	Water Penetration, Extent: Mode	erate, Area Affected : 10%			
-	Location : Roof Stair				
Soffits	1000/	2028 **	-	#4.700	
Stucco Cement	100%	2038 **	5	\$4,700	
nterior 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	, 6.70	2022 \$1,000,000		\$15,500	
Cast in Place Concrete	5%	LIFE **			
Gypsum Board	75%	LIFE **	5	\$21,800	
Plaster		,600 LIFE **	5	\$2,900	
	Water Penetration, Extent: Mode				
	Location: Dining Room In Bas	ement, Room 4d, 4th Floor Corrid	lor Ceilir	ıg, Stair B	
Ceilings					
AcousTileSusp.Lay-In	25% Now \$22	,000 2046 **	5	\$6,600	
	Staining/Discoloring, Extent: Mo	55			
	Location : Fourth Floor Corrid				
	Water Penetration, Extent: Mode	**			
	Location : Fourth Floor Corrid	lor			
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 **			

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

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

Asset #: 14741

Architecture	Current F	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (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	* *			
	Cracking/Crumbling,	Extent: Moderate	, Area Aj	ffected : 2%			
	Location : Rear Yar	d					
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2046	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2038	* *			
	Cracking/Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location : Rear Yar	d					
Parking/Driveway							
Asphalt	100%		2042	* *			

Electrical	Current Repai	r Future R	Replacement	Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2033	\$15,100	5	\$100		
	Other Observation, Extent	: Light, Area Affected : 1	00%				
	Location : Electrical Roc	om					
	Explanation : Main Servi	ice Switch Rated At 1,200	Amperes				
Switchgear / Switchboard							
Fused Disc Sw	100%	2033	\$97,500	5	\$100		
	Other Observation, Extent	: Light, Area Affected : 1	00%				
	Location : Electrical Roc	om					
	Explanation: 3 Vertical S	Sections					
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		

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

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

Asset #: 14741

Electrical	Current Repair	Future Repl	lacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators	1000/	2020	A 6 6 0 0 0		#11.600	
Diesel	100% Other Observation, Extent : Light, Are	2029 a Affected : 100%	\$66,000 6	1	\$11,600	
	Location: Generator Room	D 1 1 150 TO				
D 1	Explanation : Emergency Generator	Rated At 150 Kil	owatts			
Batteries Lead/Acid	100%	2027	\$2.500	5	\$1,100	
	100%	2027	\$2,500	5	\$1,100	
Fuel Storage	50%	2032	\$12.900	5		
Day Tank	Other Observation, Extent : Light, Are		\$12,800	5		
	Location : Generator Room	и Ајјестеи . 1007	0			
	Explanation: 100 Gallon Capacity					
Main Tank	50%	2036	\$38,400	5		
Walli Talik	Other Observation, Extent : Light, Are			J		
	Location: Basement	a ny cerea . 1007				
	Explanation: 275 Gallon Capacity					
ighting	Exprenential : 270 Garron Capacity					
Interior Lighting						
Fluorescent	50%	2033	\$228,200	10	\$13,800	
	T-8 Lamps And Fixtures, Extent: Ligh Location: Throughout The Building		-		V - 7	
Fluorescent	10%	2033	\$45,600	10	\$2,800	
	Compact Fluorescent Light, Extent : L Location : Lobby	ight, Area Affecte			. ,	
Fluorescent	40%	2028	\$182,600	10	\$11,000	
	T-9 Lamps And Fixtures, Extent : Ligh 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%					
larm						
Security System						
Generic	100%	2038	* *	1	\$11,200	
	Other Observation, Extent : Light, Are		6			
	Location: Hallways, Lobby And Out					
	Explanation: CCTV Surveillance Ca	imeras And Panio	c Doors			
Fire/Smoke Detection						
Generic, Digital	100%	2033	\$77,400	1-3	\$19,100	
	Other Observation, Extent : Light, Are	a Affected : 100%	6			
	Location: Throughout The Building					
	Explanation: Manual Pull Stations,	Strobe Lights, Sn	noke Detecto	ors And A	Harm Bells	

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

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

Asset #: 14741

Mechanical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of I Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
Natural Gas	100%		2043	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2038	* *	1	\$14,800	
		rvation, Extent : N/A, Area A	Affected :	100%			
		: Boiler Room					
	Explanati	on: 2 Units					
Distribution							
Hot Wtr Piping/Pump	100%		2041	* *	4	\$1,500	
Terminal Devices							
Convector/Radiator	90%		2038	* *	1	\$8,700	
Fan Coil Unit/Heat	10%		2033	\$74,400	1	\$1,000	
Air Conditioning							
Energy Source	1000/		2041	ماد ماد			
Electricity	100%		2041	* *	1		
Conversion Equipment	200/		2022	01.40.500			
Split Unit	20%		2033	\$142,500			
		rvation, Extent : N/A, Area A	Affected :	20%			
		: 1st Floor					
		on : 2 Units For Lobby Area		0.1 - 0.00			
Window/Wall Unit	15%		2028	\$17,000	1		
No Component	65%						
Ventilation							
Distribution	100%		LIEE	* *	2.5	¢1.6.700	
Ductwork/Diffusers	100%		LIFE		2-5	\$16,700	
Exhaust Fans	75%		2022	00.900	2	\$700	
Interior Roof	75% 25%		2033 2033	\$99,800	2 2	\$700 \$200	
	2370		2033	\$14,600		\$200	
lumbing H/C Water Piping							
Galvanized Steel	100%		2038	* *	1		
Water Heater With Tanks	100/0		2038	•	1		
Gas Fired	100%		2028	\$17,100	2		
Sanitary Piping	100/0		2020	\$17,100			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	100/0		LILE		1		
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)	100/0		LILE		1		
Electric	100%		2028	\$15,700	4	\$1,800	
Backflow Preventer	100/0		2020	\$15,700	<u> </u>	\$1,000	
Generic	100%		2033	\$13,400	1	\$1,800	
Fixtures	100/0		2033	Ψ13,700	1	Ψ1,000	
Generic	100%						
Vertical Transport	10070						

Vertical Transport

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

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

Asset #: 14741

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 100	0%			
	Location: Basement To 4th F	loor				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2043	* *	1-2	\$8,400	
	Special/Chemical System, Exter	nt : Light, Area Affecte	d : 5%		. ,	
	Location : Sprinklers Provide			Wet Che	emical System	
Fire Pump						
Generic	100%	2029	\$28,600	1	\$5,600	
Chemical System						
Generic	100%	2028	\$58,100	1-10	\$29,000	

^{**} 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

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



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

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

Asset #: 1958

rchitecture	Current Repair Future Replacement				t Maintenance		
stem Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls	100/		LIDD	* *	_	#22 000	
Cast in Place Concrete	10% 87%		LIFE LIFE	**	5 5	\$32,000 \$55,700	
Masonry: Brick Masonry: Limestone	3%		LIFE	* *	5	\$1,400	
Windows	370		LIIL			\$1,400	
Aluminum	100% Now Broken/Missing Elemen Location: Resident R Glazing Broken/Cracke Location: Resident R	oom At Third Floo d, Extent : Moder	or ate, Are		5	\$7,900	
	Hardware Missing, Exte Location : Resident R			cted : 10%			
Parapets							
Masonry: Brick Pre-Cast Concrete No Component	60% 10% 30%		LIFE LIFE	* *	5-10 5	\$18,700 \$5,700	
The component	Other Observation, Ext Location: Lower Rooj Explanation: With M	ſ					
Roof	Explanation : With 11	ciai itaiings on i	itenpoe	NO IS			
Copper/Terne Modified Bitumen	3% 95% Now Alligatoring, Extent: M. Location: Roof	\$25,900 Ioderate, Area Aff	2064 2041 Pected : 2	* * * * 20%	10	\$1,900	
	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 : Mode Location : Roof	erate, Area Affecte	ed : 5%				
Skylight, Metal/Glass	2% Now Broken/Missing Elemen Location: Roof Corrosion/Rusting, Exte						1
	Location : Roof	in . Devere, meu	11,100,000				
Soffits Pre-Cast Concrete	100%		LIFE	* *	5		

Interior

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

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

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	Water Pene Location	: Basemer	\$40,600 xtent : Severe, Area at Crawl Space			5	\$20,900	
	Location	: Basemer	Extent : Severe, Ared at Crawl Space ing During Heavy I		d : 10%			
Ceramic Tile	Broken/Mi. Location Cracking/O	: Toilets A Crumbling,	\$15,000 ents, Extent : Light nd Showers Extent : Moderate Showers and Kitche	, Area A <u>j</u>		5	\$2,700	
Terrazzo	20%			LIFE	* *	5	\$16,600	
Vinyl Tile			\$36,700 Extent : Light, Are Locations Through		* * ed : 20%	3	\$10,000	
Wood	2%			2051	* *	5	\$2,000	
Interior Walls								
Ceramic Tile	Broken/Mi. Location Cracking/C	: Toilets, S Crumbling,	\$15,700 tents, Extent : Mode Showers and Kitche Extent : Moderate Showers and Kitche	n , Area A <u>j</u>		5	\$2,900	
Concrete Masonry Unit			\$188,300 Extent : Light, Are Locations Through		* * ed : 15%	5	\$16,000	
Gypsum Board	20%			LIFE	* *	5-10	\$19,500	
Ceilings AcousTile,Adhered	Broken/Mi.	-	\$17,100 ents, Extent : Mode out Cafeteria	2041 erate, Ar	* * ea Affected : 2%	5	\$5,300	
Exposed Struc: Concrete				LIFE	* *	5-10	\$53,100	
Site Enclosure							, , , , , , , , , , , , , , , , , , ,	
Fence/Gates Aluminum Rail	10% Corrosion/ Location	_	\$1,200 extent : Moderate, A	2041 rea Affe	** cted : 20%	5	\$1,100	
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	* *			

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

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

Asset #: 1958

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$11,400	2049	* *			
	Cracking/	Crumbling,	Extent : Severe, Ai	rea Affec	ted : 20%			
	Location	ı : Cheek W	Vall Of Front Entrai	ice Ram	p, Side And Rear Y	ard Walk	ways	
Parking/Driveway								
Asphalt	70%	4+	\$8,900	2045	* *			
-	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%			
	Location	: Side Par	king Area					
Cast in Place Concrete	30%	Now	\$78,700	2049	* *			
	Cracking/Crumbling, Extent: Severe, Area Affected: 60%							
	_	_	arking Area					
Activity Yard								
Asphalt	50%	0-2	\$3,700	2039	* *			
•	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	: Rear Yar	rd Basketball Court	S				
Cast in Place Concrete	50%	0-2	\$5,900	2049	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 5%			
	Location	ı : Side Yarı	d		•			

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cor Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	\$22,600	5	\$200	
	Other Observation, Extent: N/A, Area	a Affected : 10	0%			
	Location: Electrical Room					
	Explanation: Two Main Disconnec	t Switches Rate	ed At 600 Ampe	res Each.		
Switchgear / Switchboard						
Fused Knife Sw	100%	2036	\$130,000	5	\$200	
	Other Observation, Extent : Severe, A	rea Affected :				
	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	
1 0200 108810 2 111011	Other Observation, Extent : Severe, A				4000	
	Location: Throughout The Building	00				
	Explanation : On Extended Life	,				
Molded Case Bkrs	20%	2035	\$12,000	5	\$200	
Molded Case Bkrs	15%	2033	\$12,000 **	5	\$200 \$200	
William Case DRIS	1370	ZU44		<u>J</u>	\$200	

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

Note:

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

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

Asset #: 1958

Electrical	Current R	epair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts								
Wiring								
Braided Cloth	80%		2035	\$70,100	1			
	Insulation Aged, Exten Location : Througho		fected :	100%				
Thermoplastic	20%		2046	* *	1			
Motor Controllers								
Locally Mounted	100%		2034	\$148,100	5	\$300		
round								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$1,300		
ighting	<u> </u>							
Interior Lighting								
Fluorescent	30%		2036	\$196,300	10	\$11,800		
	Other Observation, Ex		ffected :	100%				
	Location: Basement	, Offices						
	Explanation: T-8 La	mps						
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, Exten Location : Outside P		fected : .	100%				
LED	10%		2044	* *				
No Component	80%							
larm Security System								
Generic	80%		2031	\$64,600	1	\$12,900		
	Other Observation, Ex	tent : N/A, Area Aj				4,-		
	Location : Hallways,		-					
	Explanation : CCTV							
Generic	20%		2036	\$16,100	1	\$3,200		
Generie		tent · N/A Area At			1	ψ3,200		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Exit Doors, Hallways							
	Explanation : Intrusi	•	tion Sens	sor				
Fire/Smoke Detection								
Generic, Digital	100%		2036	\$110,900	1-3	\$27,300		
Schene, Digital	Other Observation, Ex	tent : N/A. Area Ai			1 5	Ψ21,500		
	Location: Througho		,					
	Explanation : Strobe	_	ull Statio	ons Smoka Datacta	ors Alari	n Ralls Horns		

Mechanical		Current F	Repair	Futu	re Replacement	М	aintenance	
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.

Asset #: 1958

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated 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 : 1	Moderate, Area Affeci	ted: 100%			
	Location : Boilers					
	Other Observation, Extent:	N/A, Area Affected:	100%			
	Location: Boiler Room					
	Explanation: 2 Units					
Distribution	1000/	2026				
Central Plant Steam	100%	2036	\$1,209,200	4	\$3,200	
Piping/Pmp						
Terminal Devices	250/	2011	* *		44.50	
Air Handler	25%	2041		1	\$6,700	
Convector/Radiator	75%	2034	\$263,700	1	\$10,400	
Air Conditioning						
Energy Source			ate at			
Electricity	100%	2052	* *	1		
Conversion Equipment						
Exterior Pkg Unit -	10%	2036	\$47,100	2	\$300	
Cooling						
Split Unit	30%	2031	\$306,300			
	Other Observation, Extent:		: 30%			
	Location : Adjacent Of Bu	ilding				
	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		

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

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

Asset #: 1958

Mechanical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	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	

Maintenance \$ are aggregated over a 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



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

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

Asset #: 14721

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
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%		\$49,300	LIFE	**	5	\$11,300	
		tar Miss/Er ı : Exterior	ode, Extent : Mode Walls	rate, Are	ea Affected : 10%			
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		Now	\$36,500	2038	* *	1		
		_	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	: Through	out					
Soffits	1000/				* *	_		
Cast in Place Concrete	100%			LIFE	* *	5		
nterior								
Floors Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
Cast in Place Concrete Ceramic Tile	5% 5%			2042	* *	5 5	\$2,000 \$900	
Quarry Tile	10%		\$2,700	2042	* *	5	\$1,400	
			ents, Extent : Mode		ea Affected · 2%	3	\$1,400	
		_	r Near Entrance	crate, m	ea ny cerea . 270			
Vinyl Tile	80%			2038	* *	3	\$5,500	
Interior Walls	3070			2038			\$5,500	
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	* *	5	\$9,800	
Ceilings	2070			LIIL			Ψ2,000	
AcousTileSusp.Lay-In	30%			2038	* *	5	\$5,300	
Exposed Struc: Concrete				LIFE	* *	5	\$300	
Metal Panel	60%			LIFE	* *	5	\$13,200	
ite Enclosure							,	
Fence/Gates								
Aluminum Rail	10%			2038	* *	5-10		
Chain Link	90%			2043	* *			
ite Pavements								
On-Site Walkways								
Asphalt	20%			2036	\$2,300			
Cast in Place Concrete	80%			2046	* *			
Activity Yard								
Asphalt	100%			2042	* *			

Electrical	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

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

Asset #: 14721

Electrical	Current Repair	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	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, Are	a Affected	: 100%			
	Location: Electrical Room	D.	. 6 1			
T. C	Explanation: One 400 Ampere Main	Disconne	ct Switch			
Transformers Dry Type	100%	2031	\$26,700	5		
Dry Type	Other Observation, Extent : Light, Are		·	3		
	Location : Electrical Room	и Ајјестеи	. 100/0			
	Explanation: One 112.5 Kilovolt Am	ineres 180	High Voltage 208	2/120 Lo	w Voltage	
Raceway	Explanation . One 112.5 Knovou Am	peres, 400	Then rollage 200	7120 LO	w rouage	
Conduit	5%	2053	* *	1		
Conduit	95%	2033	\$15,400	1		
Panelboards			4-0,100			
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: Ligh	t, Area Aff	ected : 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	1000/	2020	* *	1	#4.600	
Generic	100%	2038		1	\$4,600	
	Other Observation, Extent : Light, Are Location : Inside And Outside	а Ајјестеа	: 100%			
	Explanation : CCTV Surveillance Ca	ımara				
Fire/Smoke Detection	Explanation . CC1 v Surveillance Ct	meru				
Generic, Digital	100%	2038	* *	1-3	\$7,600	
Scholle, Digital	Other Observation, Extent : Light, Are			1-5	Ψ7,000	
	Location: Throughout The Building	11,, 00,00	. 100/0			
	Explanation: Strobe Lights, Alarm B	ell. Horns	. Smoke Detectors	Manual	Pull Box Station	
	And Fire Alarm Panel	, 1101110	,		0 0	

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

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

Asset #: 14721

Mechanical		Current I	Repair	Futu	e Replacement	M	aintenance	
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								
Convector/Radiator	100%			2038	* *	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment Exterior Pkg Unit -	90%			2028	\$121,800	2	\$700	
Cooling								
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	

Maintenance \$ are aggregated over a 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



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

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

Asset #: 14722

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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		Now	\$646,400	2043	* *			1
			ere, Area Affected :	40%				
		ı : Main Ro	•					
			ings, Extent : Seve	re, Area .	Affected : 20%			
		ı : Main Roc	-					
	_	-	tent : Severe, Area	Affected	: 80%			
		_	out Main Roof					
			xtent : Severe, Area	Affected	d : 20%			
	Location	i : 1st Floor	^r Ceiling					
Skylight, Plastic	5%	Now	\$36,500	2038	* *	1		
		-	ents, Extent : Mode	erate, Ar	ea Affected : 30%			
	Location	i : Through	out					
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
nterior								
Floors								
Floors Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
Floors Cast in Place Concrete Ceramic Tile	5%			2042	* *	5	\$900	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile	5% 10%			2042 2038	* *	5 5	\$900 \$2,800	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile	5%			2042	* *	5	\$900	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls	5% 10% 80%			2042 2038 2038	* * * * * *	5 5	\$900 \$2,800	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile	5% 10%			2042 2038	* *	5 5	\$900 \$2,800	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls	5% 10% 80%			2042 2038 2038	* * * * * *	5 5 3	\$900 \$2,800 \$5,500	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile	5% 10% 80%			2042 2038 2038 2042	** ** **	5 5 3	\$900 \$2,800 \$5,500 \$1,400 \$10,400	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	5% 10% 80% 5% 95%	Now	\$1,800	2042 2038 2038 2042 LIFE 2038	* * * * * * * * * * * * * * * * * * *	5 5 3	\$900 \$2,800 \$5,500 \$1,400	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Ceilings	5% 10% 80% 5% 95% 30% Broken/M	Now issing Elem	ents, Extent : Seven	2042 2038 2038 2042 LIFE 2038	* * * * * * * * * * * * * * * * * * *	5 5 3 5 5	\$900 \$2,800 \$5,500 \$1,400 \$10,400	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Ceilings	5% 10% 80% 5% 95% 30% Broken/M	Now issing Elem	· ·	2042 2038 2038 2042 LIFE 2038	* * * * * * * * * * * * * * * * * * *	5 5 3 5 5	\$900 \$2,800 \$5,500 \$1,400 \$10,400	
Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Ceilings	5% 10% 80% 5% 95% 30% Broken/M Location	Now issing Elem 1 : Corridon	ents, Extent : Seven	2042 2038 2038 2042 LIFE 2038	* * * * * * * * * * * * * * * * * * *	5 5 3 5 5	\$900 \$2,800 \$5,500 \$1,400 \$10,400	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Ceilings Acous Tile Susp. Lay-In	5% 10% 80% 5% 95% 30% Broken/M Location	Now issing Elem 1 : Corridon	ents, Extent : Seven	2042 2038 2038 2042 LIFE 2038 re, Area	* * * * * * * * * * * * * * * * * * *	5 5 3 5 5	\$900 \$2,800 \$5,500 \$1,400 \$10,400 \$2,600	
Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Ceilings AcousTileSusp.Lay-In Exposed Struc: Concrete Metal Panel	5% 10% 80% 5% 95% 30% Broken/M Location 2 10%	Now issing Elem 1 : Corridon	ents, Extent : Seven	2042 2038 2038 2042 LIFE 2038 re, Area	* * * * * * * * * * * * * * * * * * *	5 5 3 5 5 5	\$900 \$2,800 \$5,500 \$1,400 \$10,400 \$2,600	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Ceilings AcousTileSusp.Lay-In Exposed Struc: Concrete	5% 10% 80% 5% 95% 30% Broken/M Location 2 10%	Now issing Elem 1 : Corridon	ents, Extent : Seven	2042 2038 2038 2042 LIFE 2038 re, Area	* * * * * * * * * * * * * * * * * * *	5 5 3 5 5 5	\$900 \$2,800 \$5,500 \$1,400 \$10,400 \$2,600	

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

Under 600 Volts

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

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

Asset #: 14722

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	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, Are	ea Affected	: 100%			
	Location: Electrical Room	D:	-4 Charita-L			
Transformers	Explanation: One 400 Ampere Main	n Disconnec	et Switch			
Dry Type	100%	2031	\$26,700	5		
Dry Type	Other Observation, Extent : Light, Are			3		
	Location : Electrical Room	cu zijjecicu	. 10070			
	Explanation : On 112.5 Kilovolts An	nneres 480	High Voltage 208	3/120 Lov	v Voltage	
Raceway		7, ,		,		
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	000/	2020	* *	10	#11 100	
Fluorescent	98%	2038		10	\$11,100	
	T-8 Lamps And Fixtures, Extent: Light Location: Throughout The Building		ectea : 100%			
1.55			ate ate			
LED	2%	2041	* *			
Egress Lighting	(00/	2020	* *	1		
Emergency, Service	60%	2038		1		
Exit, Service	40%	2033	\$2,100	1		
Exterior Lighting	200/	2041	* *			
LED No Component	20% 80%	2041				
Alarm	8070					
Security System						
Generic	100%	2038	* *	1	\$4,600	
Comonic	Other Observation, Extent : Light, Are		: 100%	-	ψ.,σσσ	
	Location : Inside And Outside	33				
	Explanation : CCTV Surveillance C	amera				
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$7,600	
_	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location : Throughout The Building	;				
	Explanation: Strobe Lights, Alarm I	Bell, Horns,	Manual Pull Stati	ions, Smo	oke Detectors And	
	Fire Alarm Panel					

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

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

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	
- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1-			oderate, Area Affec r. Corroded Circula					
Terminal Devices								
Air Handler	30%			2028	\$69,700	1	\$2,300	
Convector/Radiator	70%			2038	* *	1	\$2,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment Exterior Pkg Unit -	90%			2028	\$121,800	2	\$700	
Cooling	100/							
No Component	10%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2.5	\$6,000	
Exhaust Fans	10070			LIFE		2-5	\$6,900	
Interior	80%			2028	\$43,800	2	\$300	
Roof	20%			2028	\$4,800	2	\$100 \$100	
Plumbing	2070			2028	\$4,800		\$100	
H/C Water Piping								
Galvanized Steel	100%			2031	\$157,500	1		
Water Heater With Tanks	10070			2031	Ψ157,500	-		
Electric	100%			2032	\$23,600	4		
Sanitary Piping	10070				\$25,500	-		
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	

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

Maintenance \$ are aggregated over a 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 :

D. D. HOL

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



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

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

Asset #: 14723

System Component Type Work Total Total Print Component Type Print Component Type Print Component Type Print Component Type Print Cast in Place Concrete Exterior Walls Cast in Place Concrete Cast in Place Concre	Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
Exterior Walls Cast in Place Concrete 2%	Component			Estimated Cost	I	Estimated Cost	-	Estimated Cost	Priority
Cast in Place Concrete 2% LIFE ** 5 \$1,200									
Masonry: Brick									
Window Wall 5% 2053 ** 5 \$2,300	Cast in Place Concrete	Worn/Eroc		Light, Area Affecte		* *	5	\$1,200	
Windows	Masonry: Brick	Cracking/	Crumbling,	Extent : Moderate	, Area A		5	\$11,300	
Windows Aluminum 98% 2041 ** 5 \$1,900	Window Wall	5%			2053	* *	5	\$2,300	
Metal Louvers	Windows							•	
Roof Single Ply Membrane 95% 2038 ** 10 \$31,500 Skylight, Plastic 5% 2038 ** 5 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400 \$1,400	Aluminum	98%			2041	* *	5	\$1,900	
Single Ply Membrane 95% 2038 ** 10 \$31,500	Metal Louvers	Deformed	/Dented, Ex	xtent : Moderate, A					
Skylight, Plastic 5% 2038 ** 1	Roof								
Soffits	.							\$31,500	
Therior Floors Cast in Place Concrete 5% LIFE ** 5 \$2,000									
Cast in Place Concrete	Cast in Place Concrete	100%			LIFE	* *	5		
Ceramic Tile									
Quarry Tile	Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
Worn/Erode, Extent : Moderate, Area Affected : 2% Location : Throughout	Ceramic Tile	5%			2042	* *	5	\$900	
Vinyl Tile 80% 2038 ** 3 \$5,500	Quarry Tile	10%	4+	\$2,700	2038	* *	5	\$1,400	
Interior Walls					fected : .	2%			
Interior Walls	Vinyl Tile	80%			2038	* *	3	\$5,500	
Ceramic Tile 5% 2042 ** 5 \$1,400 Concrete Masonry Unit 93% LIFE ** 5 \$10,100 Ceilings Acous TileSusp.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 Site Walkways 2042 ** Cast in Place Concrete 95% 4+ \$600 2046 **									
Concrete Masonry Unit 93% LIFE ** 5 \$10,100	Cast in Place Concrete	2%			LIFE	* *			
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 **	Ceramic Tile	5%			2042	* *	5	\$1,400	
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 **	Concrete Masonry Unit	93%			LIFE	* *	5	\$10,100	
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 **									
Metal Panel 60% LIFE ** 5 \$13,200 Site Pavements On-Site Walkways Site Pavements 4 5% 2042 ** Cast in Place Concrete 95% 4+ \$600 2046 **							5		
Site Pavements On-Site Walkways Asphalt 5% 2042 ** Cast in Place Concrete 95% 4+ \$600 2046 **	*						5		
On-Site Walkways Asphalt 5% 2042 ** Cast in Place Concrete 95% 4+ \$600 2046 **		60%			LIFE	* *	5	\$13,200	
Asphalt 5% 2042 ** Cast in Place Concrete 95% 4+ \$600 2046 **									
Cast in Place Concrete 95% 4+ \$600 2046 **					2015	ناف بواري			
			4	400					
Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Front Entrance	Cast in Place Concrete	Cracking/	Crumbling,	Extent : Moderate					

Electrical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 14723

Electrical	Current Repair	Future R	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2033	\$7,500	5	\$100		
	Other Observation, Extent : Li	ight, Area Affected : 10	00%				
	Location : Electrical Room						
	Explanation: One 400 Ampe	ere Main Disconnect S	Switch				
Transformers	1000/	2021	#26.700	-			
Dry Type	100%	2031	\$26,700	5			
	Other Observation, Extent : La Location : Electrical Room	igni, Area Ajjeciea : 10	00%				
		L 4 400 T	I: 1 II I. 20	0/120 1	T7 L		
Daggway	Explanation: One 112.5 Kilo	ovoits Amperes, 480 H	iign voitage 20	8/120 LC	w voitage		
Raceway Conduit	95%	2033	\$15,400	1			
Conduit	5%	2053	\$13,400 * *	1 1			
Panelboards	370	2033		1			
Fused Disc Sw	4%	2032	\$1,600	5			
Fused Disc Sw Fused Disc Sw	470 1%	2032	\$1,600 * *	5 5			
Molded Case Bkrs	95%	2032	\$37,900	5	\$300		
Wiring	9370	2032	\$37,900	3	\$300		
Thermoplastic	95%	2033	\$18,900	1			
Thermoplastic	5%	2053	\$10,900 * *	1			
Motor Controllers	370	2033		1			
Locally Mounted	100%	2031	\$59,300	5	\$100		
Ground	10070	2031	\$59,500		\$100		
Grounding Devices							
Generic Generic	100%	LIFE	* *	5	\$200		
Lighting	10070	LII L			Ψ200		
Interior Lighting							
Fluorescent	98%	2038	* *	10	\$11,100		
11001000110	T-8 Lamps And Fixtures, Exter	nt : Light, Area Affecte	ed : 100%	10	Ψ11,100		
	Location : Throughout The E						
LED	2%	2041	* *				
Egress Lighting	270	2011					
Emergency, Service	60%	2038	* *	1			
Exit, Service	40%	2033	\$2,100	1			
Exterior Lighting			4-,				
LED	20%	2041	* *				
No Component	80%						
Alarm							
Security System							
Generic	100%	2038	* *	1	\$4,600		
	Other Observation, Extent : La		00%				
	Location : Inside And Outsid						
	Explanation : CCTV Surveil	lance Camera					

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

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

Asset #: 14723

Electrical	Current Repair	Futu	re Replacement	M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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 l	Repair	Futur	e Replacement	M	aintenance	
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	\$34,700	2033	\$347,000	4	\$600	
			Ioderate, Area Affec r. Corroded Circula			Piping		
Terminal Devices Air Handler	-	oning, Exte	\$34,800 nt : Moderate, Arec r. Air Handling Uni			1	\$2,100	
Convector/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	
J	-	_	nt : Severe, Area A <u>j</u> nit Is Not Working	fected :	90%			
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 II/C Water Pining								
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		

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	
Fixtures				
Generic	100%			
Fire Suppression				
Sprinkler				
Generic	100%	2043 **	1-2 \$3,500	

Maintenance \$ are aggregated over a 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



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

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

Asset #: 14724

Architecture		Current I	Repair	Future Re		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	
•	Location	n : At Windo		Area Affe	cted : 10%			
	Explana	tion : Rusti	ng Lintels					
Metal Louvers	3%)		2036	\$3,300	10	\$400	
Roof								
Single Ply Membrane	95%	ı		2038	* *	10	\$31,500	
Skylight, Plastic		Now	\$18,300	2038	* *	1		
•		lissing Elem n : Through	ents, Extent : Seve out	re, Area 2	Affected : 30%			
Soffits								
Cast in Place Concrete	100%)		LIFE	* *	5		
terior								
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%		\$21,700	2033	\$433,700	3	\$5,900	
			tent : Moderate, Ar	ea Affect	ted : 10%			
	Location	n : Through	out 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	
te Pavements								
On-Site Walkways	000/			2025	016000			
Asphalt	90%			2036	\$16,900 * *			
Cast in Place Concrete	10%)		2038	* *			

Electrical	Current	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 14724

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st 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, Ar	ea Affected .	: 100%			
	Location : Electrical Room					
	Explanation : One 400 Ampere Mai	n Disconnec	et Switch			
Transformers						
Dry Type	100%	2031	\$26,700	5		
	Other Observation, Extent : Light, Ar	ea Affected .	: 100%			
	Location : Electrical Room					
	Explanation: One 112.5 Kilovolts A	Imperes, 480) High Voltage 20	8/120 Le	ow 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	ht, Area Affe	cted : 100%			
	Location : Throughout The Building	5				
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	
55.15.16	Other Observation, Extent : Light, Ar		: 100%	•	Ψ 1,000	
	Location: Inside And Outside	33				
	Explanation : CCTV Surveillance C	'amera				
	Explanation . CC11 but vetilance C	amera				

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

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

Asset #: 14724

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Al And Fire Alarm Panel	arm Beli	l, Manual Pull Box	Stations	Smoke Detectors	

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
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	2043	* *	4	\$600	
			oderate, Area Affec ing Pump Corrodea					
Terminal Devices Air Handler		0	\$69,700 int : Moderate, Area oor. The Air Handli	00		1	\$2,100	
Convector/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	
-	-	-	nt : Severe, Area A <u>j</u> e Air Condition Un					
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		

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	
Fixtures				
Generic	100%			
Fire Suppression				
Sprinkler				
Generic	100%	2043 **	1-2 \$3,500	

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 14720

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
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	Location	Crumbling, 1 : Various	\$842,300 Extent: Severe, A Locations, Front, I	Rear And	Sides	5	\$176,000	1
	Location Exposed I Location Location Spalling, 1	n : Rear Of Reinforceme n : Exterior ns	tent : Severe, Area Building In Courty ent, Extent : Severe Concrete Stair New Iderate, Area Affect Locations	vard Area e, Area Afj ar Front (fected : 20% Of Building, Rear	Elevatior	a And Various	
Masonry: Brick Cavity	55%			LIFE	* *	5	\$43,000	
Windows Aluminum Metal Louvers		2-4 ted Finish,	\$9,800 Extent : Severe, Ar se Mechanical Roo		* * \$49,100 ed : 20%	5	\$16,800	
Parapets	Locuitor	i . I chinou	se meenamear Roc					
Cast in Place Concrete	100%			LIFE	* *	5	\$58,600	
Roof Single Ply Membrane	Adhesion Location Patching Location Ponding, Location Other Obs	n : Main Roo Evident, Ex n : Main Roo Extent : Sev n : Main Roo	tent : Moderate, A. of vere, Area Affected of Extent : Severe, Are of	rea Affect	ed : 10%			1
Soffits Cast in Place Concrete	100%			LIFE	* *	5		
nterior								
Floors Cast in Place Concrete	_		\$34,700 Extent : Light, Ard out	LIFE ea Affecte	* * ed : 10%	5	\$17,800	
Ceramic Tile			\$40,200 Extent : Light, Ard out	2042 ea Affecte	* * d : 20%	5	\$3,600	
Quarry Tile			\$112,500 nents, Extent : Mod Area	2046 lerate, Are	* * ea Affected : 10%	5	\$11,500	
Vinyl Tile	Cracking/		\$98,500 Extent : Severe, A out, Kitchen	2038 rea Affect	* * ted : 20%	3	\$26,800	

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

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

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%	ı		LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In		Now	\$151,300	2046	* *	5	\$15,200	
	Cracking/	Crumbling,	Extent: Severe, A.	rea Affec	ted : 40%			
	Location	n : Through	out					
	Staining/L	Discoloring,	Extent: Moderate	, Area A <u>j</u>	fected : 5%			
	Location	n : 2nd Floo	or Corridor					
	Worn/Ero	de, Extent :	Severe, Area Affec	ted : 5%				
	Location	n : Lunchro	om, Throughout					
Exposed Struc: Concrete	e 70%	ı		LIFE	* *	5	\$11,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$468,100	2059	* *			
	Broken/M	issing Elem	ents, Extent : Seve	re, Area A	Affected : 20%			
	Location	n : Various						
	Corrosion	/Rusting, E	xtent : Severe, Ared	ı Affected	d : 40%			
	Location	n : Entire						
Free Standing Walls								
Masonry: Brick	100%	Now	\$30,000	2063	* *			
č	Cracking/	Crumbling,	Extent : Severe, A.	rea Affec	ted : 80%			
	Location	n : Loading	Dock Area, Garba	ge Collec	ction Area			
Site Pavements								
On-Site Walkways								
Asphalt	30%			2036	\$220,000			
Cast in Place Concrete	70%			2046	* *			
Parking/Driveway								
Asphalt	100%			2036	\$1,534,100			
					¥-,,100			

Electrical	Current Repair	Future Replacement			Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2033	\$25,300	5	\$300	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Electrical Room					
	Explanation : One 1,200 Ampere Mai	n Disconi	nect Switch			

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

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

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							
				eres And	One 75 Kilovolts A	mneres 4	180 High Voltage	
	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	1000/				011 - 000			
Conduit	100%			2033	\$115,900	1		
Panelboards	100/			2022	¢0,000	-	¢200	
Fused Disc Sw Molded Case Bkrs	10% 90%			2032 2032	\$9,000 \$80,800	5 5	\$200 \$1,600	
Wiring Wiring	90%			2032	\$60,600	3	\$1,000	
Thermoplastic	100%			2033	\$173,900	1		
Motor Controllers	10070			2033	\$175,500			
Locally Mounted	80%			2031	\$165,900	5	\$400	
Locally Mounted	20%	Now	\$41,500	2053	* *	5		
	Not Functi	oning, Exte	ent : Severe, Area A	Affected :	100%			
	Location	: Mechani	cal Room Penthou.	se				
Ground								
Grounding Devices	1000/	2.4	¢10.400	LIEE	* *	-	¢1 000	
Generic		2-4 Extent : M : Water M	\$10,400 oderate, Area Affec ain	LIFE cted : 10		5	\$1,000	
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							
Batteries	Expianat	on : One 4	10 Kilowatts					
Lead/Acid	100%			2027	\$2,500	5	\$2,500	
Fuel Storage	10070			2021	Ψ2,500		Ψ2,500	
Day Tank	50%			2032	\$12,800	5		
Main Tank	50%			2036	\$38,400	5		
Lighting								

Lighting

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

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

Asset #: 14720

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting								
Interior Lighting	200/		2020	¢210.000	10	¢10.700		
Fluorescent	30%	tures, Extent : Light	2028	\$310,800	10	\$18,700		
	Location : Throug		, Агеа Ај	jeciea : 100%				
Fluorescent	60%		2038	* *	10	\$37,500		
	T-8 Lamps And Fixt Location : Throug	ures, Extent : Light, hout The Building	Area Affo	ected : 100%				
Fluorescent	10%		2038	* *	10	\$6,200		
	-	nt Light, Extent : Lig	ht, Area	Affected : 100%				
	Location : Hallwa	y 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	500/		2020	* *	1	¢12.700		
Generic	50%	Extent : Light, Area	2038		1	\$12,700		
	Location : Inside 2	0						
		4na Ouisiae TV Surveillance Can	nora					
Comonio		r surveillance Can		\$62,000	1	¢12.700		
Generic	50%	Extent : Light, Area	2028	\$63,900	1	\$12,700		
	Location : Exit Do	-	лујестеа	. 100/0				
	Explanation : Intr							
Fire/Smoke Detection	Explanation . Thir	usion Alui III						
Generic, Digital	100%		2033	\$175,600	1-3	\$43,200		
Generic, Digital	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 Fail Da Total (Year	ate Estimated Cost s)	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		

Maintenance \$ are aggregated over a ten-year period. Site specific 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 I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Terminal Devices								
Convector/Radiator	95%			2031	\$528,900	1	\$20,900	
Fan Coil Unit/Heat	5%			2028	\$84,400	1	\$1,100	
ir Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	10%	0-2	\$93,600	2033	\$187,200	1	\$6,600	
		ervation, E 1 : Penthou	Extent : Moderate, A se	1rea Affe	cted : 100%			
	Explana	tion : Unit	Is Not Working					
Exterior Pkg Unit - Cooling	30%	0-2	\$44,800	2033	\$224,000	2	\$1,000	
Coomig		vice, Exten 1 : Second I	t : Severe, Area Aff Floor	ected : 4	0%			
Split Unit	20%			2033	\$323,400			
Window/Wall Unit	40%			2028	\$103,200	1		
Heat Rejection	1070			2020	Ψ105,200			
Water Cooling Tower	Location Not in Ser	ent, Extent 1 : Roof. Un vice, Exten	\$172,000 : Moderate, Area A iit Is Leaking t : Severe, Area Aff iit Is Not Working			2	\$54,800	
entilation								
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	
lumbing					·			
H/C Water Piping								
Galvanized Steel	100%			2031	\$869,200	1		
HW Heat Exchanger Steam Fired		Extent : M	\$164,600 Toderate, Area Affec hit Corroded	2043 cted : 100	**	4	\$6,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	Leak Evid	Now ent, Extent i : Roof Are	\$12,000 : Severe, Area Affe	LIFE cted : 10	**	1		
Sewage Ejector(s) Electric	100%			2028	\$35,700	4	\$4,100	
Fixtures Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Re	eplacement	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent : Sev	ere, Area Affected : 1	00%				
	Location: 1st Floor To 2nd Fl	oor					
	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		

Maintenance \$ are aggregated over a 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

\$113,800 \$47,500 \$37,000 \$29,300	\$100 \$100	\$200 \$11,400	\$100 \$100
\$47,500		\$200	
,	\$100	•	\$100
\$113,800	\$100	\$11,000	\$100
	0100	\$11,600	0100
\$6,400			
\$15,200			
\$1,600		\$11,500	
\$5,800	\$100	\$100	\$100
\$37,500			
\$47,300			
FY 2027	FY 2028	FY 2029	FY 2030
	\$47,300 \$37,500 \$5,800 \$1,600 \$15,200 \$6,400	\$47,300 \$37,500 \$5,800 \$1,600 \$15,200 \$6,400	\$47,300 \$37,500 \$5,800 \$1,600 \$1,500 \$15,200 \$6,400



Maintenance \$ are aggregated over a ten-year period. Site specific 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		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Glass Block	10%	** ***	LIFE	* *	5	\$800		
Masonry: Brick	5% Now	\$2,600	LIFE	**	5	\$300		
	Joint Mortar Miss/En		rate, Are	a Affected : 5%				
	Location: Corner		100	1 200/				
	Other Observation, E		а Ајјестес	1:30%				
	Location : Right Sig	-	. L W II E					
N. D. I	Explanation : Huge	e Tree Aduiting Bric				#0. 2 00		
Masonry: Brick	75%	#20.700	LIFE	* *	5	\$9,300		
Metal Coiling Doors	10% Now	\$39,700	2056		5	\$1,000		
	Unit Inoperable, Extended Location: Overhead		јјестеа :	100%				
Windows	Location . Overnea	u D001						
Metal Louvers	5%		2045	* *	10			
No Component	95%		2043		10			
Roof	9370							
Not Accessible	100%							
1 (of Accession	Other Observation, E	Extent : N/A, Area A	ffected :	0%				
	Location: Roof		00					
	Explanation : Activ	e Leak From Roof	On A Sun	ny Day, Heavy Wa	ter Pene	tration		
nterior	<u> </u>	-						
Floors								
Cast in Place Concrete	100% Now	\$77,700	LIFE	* *	5	\$6,700		
	Worn/Erode, Extent:		ted : 30%	Ó				
	Location : Through							
	Other Observation, E		ffected :	100%				
	Location : Floor A							
·	Explanation : Area	Is Full Of Debris						
Interior Walls	- 00/			de de	_	4-0 0		
Concrete Masonry Unit	50%	4-100	LIFE	* *	5	\$700		
Plywood/Hardboard	50% Now	\$7,400	LIFE	**				
	Dry Rot/Decay, Exter		tectea : 1	3%				
	Location: Through		. 1 350	•				
	Worn/Erode, Extent:		iea : 25%)				
	Location: Through		a 166	1.500/				
	Other Observation, E Location: Through		и Ајјестес	1:30%				
	_		akina Da	of.				
	Explanation : Water	r Damage From Lea	iking Koc	y				

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Ceilings							
Acous Tile Susp. Lay-In	50% Now Broken/Missing Elemen Location: Throughou Misaligned/Bulging, Ex Location: Throughou Water Penetration, Ext	it xtent : Severe, Are it	ea Affecte	ed : 25%	5	\$800	
	Location: Throughou		Пуссиси	. 25/0			
Exposed Struc: Steel	15% Other Observation, Ext Location: Throughou Explanation: Abando	ıt			10	\$900	
Metal Panel	35% Now Water Penetration, Extended to Control of the Control of t	\$3,500 ent : Severe, Area	LIFE	**	5	\$1,300	
Site Enclosure Fence/Gates							
Chain Link	100% Now Broken/Missing Elemen Location : Side Of Bu		2046 re, Area A	* * Affected : 25%			
Site Pavements							
On-Site Walkways Cast in Place Concrete	100% Now Sinking/Subsiding, Exte Location : Front Area		2049 Affected	**			
Parking/Driveway	1000/		2020	* *			
Asphalt	100%		2039	* *			

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e 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 Fi	xtures, Extent : Sever	e, Area A	Affected : 100%			
	Location : Throug	shout The Building					
Exterior Lighting							
HID	10%		2036	\$900	10		
No Component	90%						

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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 Ca	meras		

Mechanical		Current F	Repair	Futu	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		
			xtent : N/A, Area A	ffected :	100%			
		: Through						
	Explanat	ion : This I	Is An Unoccupied I	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		
			Extent : Severe, Ar	ea Affec	ted: 100%			
		: 3 Units,	Ist 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								

Fire Suppression

Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futu	re Replacement	M	aintenance	
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%

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 1973

Architecture	Curren	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	000/ N	¢462,400	LIDE	* *	5	¢112 200	
Masonry: Brick	_	\$462,400 g, Extent : Severe, A.			5	\$112,300	
		Side Of Main Entran Erode, Extent : Mode		pa Affactad : 30%			
	Location : Throug		тине, лге	u Affecteu . 30/0			
	-	Extent : Light, Area .	Affected	: 2%			
	Location : Bulkhe	-					
Masonry: Limestone	5%		LIFE	* *	5	\$5,300	
Stucco Cement	15% 0-2	\$119,200	2048	* *	5	\$26,300	
	Cracking/Crumbling Location: North	g, Extent : Moderate Facade	, Area A <u>j</u>	ffected : 10%			
Windows							
Aluminum w/ Guards	98% Now	\$186,100	2051	**	5	\$14,500	
		Window Guards, Extent : Severe, Area Affected : 20% Location : Damaged Or Missing Throughout					
M . 11		gea Or Missing Inrol		* *	10	#2.700	
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						
		Extent : Moderate, A	rea Affec	cted : 5%			
	Location : 3rd Flo	oor Plaza Deck					
Pre-Cast Concrete	5%		LIFE	* *	5	\$4,100	
Roof Modified Bitumen	80% Now Recent Installation, Location: Main F	\$26,400 Extent : N/A, Area A Boof (2022)	2043 Affected :	**			
		Extent : Severe, Area or Corridor And Ro		d : 5%			
Single Ply Membrane	Location : 3rd Flo						
	Water Penetration, Location: Recrea	Extent : Severe, Ared tion Room	a Affected	d : 10%			

Interior

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

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

Asset #: 1973

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior Floors								
Cast in Place Concrete	10%		LIFE	* *	5	\$25,000		
Ceramic Tile	5%		2038	* *	5	\$5,700		
Columno The	Other Observation, E. Location : Toilet Ro Explanation : Locat	oms		100%	3	ψ2,700		
Mosaic Tile	5% Now Broken/Missing Elem Location: Kitchen A Cracking/Crumbling,	Area Extent : Moderate			5	\$7,100		
	Location: Kitchen A Worn/Erode, Extent: Location: Kitchen A	Moderate, Area A <u>j</u>	fected : .	100%				
Marble Panels	5%		LIFE	* *	5	\$4,300		
Vinyl Tile	75% 0-2 Broken/Missing Elem. Location: Througho Cracking/Crumbling, Location: Througho Loose Units, Extent: Location: Througho Patching Evident, Ext Location: Througho Uneven Substrate, Ex	out Corridors, Doi Extent : Light, Are out Corridors, Doi Moderate, Area Aj out Corridors, Doi tent : Moderate, Ai out tent : Moderate, A	mitories ea Affecte mitories ffected : 2 mitories rea Affect	And Offices ed: 10% And Offices 2% And Offices ded: 10%	3	\$32,100		
	Location : Cafeteria	ı						
Interior Walls								
Ceramic Tile	5% 4+ Cracking/Crumbling, Location: Kitchen A Worn/Erode, Extent: Location: Kitchen A	Area Moderate, Area A <u>j</u>			5	\$5,300		
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 Broken/Missing Elemon Location: Main Ent		LIFE erate, Ar	* * ea Affected : 5%				
Plaster	63% Now Cracking/Crumbling, Location: Recreation Water Penetration, Ex Location: Recreation	on Room, Stairweld stent : Severe, Ared	ls And Va a Affected	rious 4th Floor Ro l : 5%		\$39,900		

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

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

Asset #: 1973

Architecture		Current	Repair	Future Replacemen		nt Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	5%			2040	* *	5	\$5.700	
AcousTileSusp.Lay-In			Extent : N/A, Area A			3	\$5,700	
		n : Toilet Ro		ујестей.	10070			
		tion : Loca						
Exposed Struc: Concret				LIFE	* *	5	\$1,800	
Metal Panel	10%		\$37,800	LIFE	* *	5	\$14,300	
3.53.112.5			ents, Extent : Mod		ea Affected : 2%	-	4 - 1,2 - 1	
		n : Kitchen						
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location	n : Kitchen	Area					
Plaster	75%	Now	\$260,400	LIFE	* *	5	\$53,500	
	Cracking/	Crumbling	Extent : Severe, A	rea Affec	eted : 2%			
	Location	n : Recreati	on Room And Vario	ous 4th F	loor Rooms			
			xtent : Severe, Area					
	Location	n : Recreati	on Room And Vario	ous 4th F	loor Rooms			
Site Enclosure								
Fence/Gates	250/	NI	¢2.400	2055	* *			
Chain Link		Now	\$2,400 ent : Moderate, Are	2055				
	_	-	eni . Moderdie, Are lenmore Avenue	и Ајјесте	zu . 15/0			
Iron Picket		Now		2055	* *			
Iron Picket	_		\$7,700 Extent : Moderate, A					
		_		пец Ајје	ciea . 570			
	Location : Along Williams Avenue Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : Along Williams Avenue							
		_	Extent : Severe, Are	a Affecte	d : 1%			
	Location	n : Various	Locations Along W	illiams A	venue			
	Explana	tion : Brok	en Gate Hardware					
Metal: Cage/Fence	60%	2-4	\$6,100	LIFE	* *			
			amage, Extent : Se		ea Affected : 2%			
	Location	n : South Ei	nd Of Rear Parking	Lot				
Free Standing Walls								
Cast in Place Concrete	100%	1		2055	* *			
Site Pavements								
Public Sidewalk Cast in Place Concrete	000/	Now	\$23,100	2040	* *			
Cast in Place Concrete			Extent : Moderate					
			Extent : Moderate Illiams Avenue And					
			Extent : Moderate,					
	_		Locations Along W					
Pavers/Stone	2%		\$1,300	2044	* *			
1 avers, stone			ents, Extent : Mod		ea Affected : 20%			
		_	At Hinsdale Street		**			
	Locuitor	1100 1 113	. III IIIIIIUUU DII EEL	u LlU	orty mivenue			

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

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

Asset #: 1973

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (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/Sca Location : Exterior Other Observation, I Location : Exterior Explanation : Loca						
Parking/Driveway							
Asphalt	100% Now Cracking/Crumbling Location: Through Misaligned/Bulging, Location: North Lo Ponding, Extent: Mo Location: North A Sinking/Subsiding, E	out Extent : Severe, Ard ot oderate, Area Affect nd South Lots	ea Affect ed : 20%	ed : 10%			
	Sinking/Subsiding, E. Location: North A.		Affectea	! : 25%			

lectrical	Current Repair	Future Replacer	nent N	laintenance					
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated FY	Cost Cycle (Yrs)	Estimated Cost	Priority				
nder 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 Ampe	re Main Disconnect Switch	For Fire Pump						
Fused Disc Sw	90%	2035 \$4	0,800 5	\$300					
	Other Observation, Extent: N/A,	Area Affected : 100%							
	Location: Electrical Room								
	Explanation: One 1,200 Ampe	re Main Disconnect Switch							
Switchgear / Switchboard									
Not Accessible	100%								
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location: Basement								
	Explanation : No Key Available	e For Switchboard Room							
Raceway									
Conduit	30%	2045	** 1						
Conduit	70%	2035 \$8	1,200 1						
Panelboards									
Fused Toggle Switch	5%	2034 \$	6,000 5	\$100					
Molded Case Bkrs	70%	2034 \$8	3,800 5	\$1,600					
Molded Case Bkrs	25%	2043	** 5	\$600					

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

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

Asset #: 1973

Electrical	Current Repair	Future F	Future Replacement Maintenance							
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	stimated 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	10070	2033	\$200,700		\$000					
Grounding Devices										
Not Accessible	100%									
1 vot 1 teeessiote	Other Observation, Extent: N/A, An	rea Affected : 0%	6							
	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, Ar	rea Affected : 10	00%		,					
	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, Ar	rea Affected : 10	00%							
	Location: Outside By Generator									
	Explanation: One 275 Gallon Tar	ık								
Lighting										
Interior Lighting										
LED	100%	2040	* *							
	Other Observation, Extent : N/A, Ar		00%							
	G	Location : Throughout The Building								
	Explanation: Original Fixtures R	etrofitted With L	ED 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	200/	2040	unio vi							
LED	30%	2040	* *							
No Component	70%									
Alarm										
Security System	1000/	2042	* *		#22.2 00					
Generic	100%	2043		1	\$32,200					
	Recent Installation, Extent: N/A, An		10%							
F: (0 1 5	Location: Throughout The Buildin	ng								
Fire/Smoke Detection	1000/	2025	Ф222 202	1.2	0.52 1.02					
Generic, Digital	100%	2035	\$222,300	1-3	\$53,100					

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

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

Asset #: 1973

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	2007	2015	di di			
Electricity	20%	2045	**	1		
	Other Observation, Extent: N/A, Are Location: Various Locations					
	Explanation: Electric Univent In C Electric Unit Heaters Space Heater	rs In Kitchen,	. Cafeteria.			
Natural Gas	80%	2045	* *	1		
Conversion Equipment						
Radiant Heater	20% Other Observation, Extent: N/A, Are Location: Various Locations			2	\$7,100	
	Explanation : Electric Univent In C Electric Unit Heaters Space Heater					
Steam Boiler	80%	2040	* *	1	\$60,400	
Steam Bener	Other Observation, Extent : N/A, Are Location : Basement	ea Affected : .	100%	•	\$00,100	
D: 4 71 4	Explanation: Two Gas Fired Steam	n Boilers				
Distribution Steam Piping/Pump	100%	2035	\$610,700			
Terminal Devices Convector/Radiator	85%	2033	\$530,100	1	\$20,900	
Convector/Radiator	On Extended Life, Extent : Light, Are Location : Throughout			1	\$20,900	
Fan Coil Unit/Heat	10%	2030	\$189,100	1	\$2,500	
	On Extended Life, Extent : Light, Are Location : Rooms 240, 241	ea Affected : .	100%			
Unit Heater - Steam	5% Other Observation, Extent: N/A, Are Location: Pantry, 1st Floor Corria Explanation: Location Noted		\$21,700 100%	4	\$400	
Controls	Explanation : Location Notea					
Digital	100% Other Observation, Extent : N/A, Are Location : Boiler Room	2033 ea Affected : .	\$2,474,900 100%			
	Explanation : Heat Timer System					
Air Conditioning						
Energy Source	1009/	2042	* *	1		
Electricity Conversion Equipment	100%	2043		1		
Conversion Equipment Exterior Pkg Unit - Cooling	20%	2035	\$167,200	2	\$900	
Window/Wall Unit	80%	2030	\$231,100	1		
Ventilation Value of the	0070	2030	Ψ251,100	1		
Distribution						
Ductwork/Diffusers	100% Damaged, Extent : Light, Area Affect Location : Boiler Room	LIFE ted : 1%	* *	2-5	\$42,500	

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

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

Asset #: 1973

Mechanical	C	Current Repair	Fut	ure Replacen	nent	M	aintenance		
System Component Type		ail Date Estimat Years)	ed Cost Year FY	r Estimated	Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation									
Exhaust Fans									
Interior	98%		2030		1,500	2	\$2,300		
Wall Unit	2%		\$700 204:	5	* *	2			
		nt : Severe, Area A							
	Location : 1	Building Exterior	- Court Yard						
lumbing									
H/C Water Piping	1000/		• • •	_					
Brass/Copper	100%		204:	5	* *	1			
HW Heat Exchanger									
Steam Fired	100%		205:		* *	4	\$11,300		
		vation, Extent : N/	A, Area Affectea	l : 100%					
		Boiler Room							
	Explanation	n : Two Built-in-bo	oilers Units						
Sanitary Piping									
Cast Iron	100%	*	19,200 LIF		* *	1			
		ctent : Moderate, A	Area Affected : 1	00%					
	Location:	Stairs							
Storm Drain Piping									
Cast Iron	100%		LIF	Ξ	* *	1			
Sump Pump(s)									
Non-Submersible	100%		203:	5 \$1'	7,300	4	\$2,700		
Backflow Preventer							-		
No Component	30%								
Generic	70%		2040)	* *	1	\$3,300		
		vation, Extent : N/					¥ =)- · · ·		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement								
	Explanation	n : Sprinkler Servi	ce						
Fixtures									
Generic	100%								
Tankless Water Heater(POU)									
Gas Fired	100%		2030) \$64	4,800	2	\$2,600		
Gus I nou		vation, Extent : N/			1,000	-	\$2,000		
		Boiler Room	11, 11, 00, 11,,, 00, 00,	. 100/0					
		n : Two Units.							
Hot Water Storage Tank	Биринино	1110 0111113.							
Generic	100%		2030) \$ 14	5,400	1	\$2,600		
Generic		Life, Extent : Ligi			,,,,,,,,	1	Ψ2,000		
		Boiler Room	ii, mrea myeerer	. 100/0					
		vation, Extent : N/	A Area Affected	1 · 100%					
		Boiler Room	л, л <i>гей лујес</i> те	1.100/0					
		n : 300 Gallons							
ira Cunnyaggian	Блриананов	a . 500 Ganons							
ire Suppression Sprinkler									
Generic	100%		204:	5	* *	1-2	\$21,400		
	10070		∠04.	,		1-2	φ ∠1,400		
Fire Pump	1000/		2021	0	* *	1	¢14.200		
Generic	100%		203	3	4.4	1	\$14,200		

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 52

chitecture	Current l	Repair	Futur	e Replacement	ment Maintenance				
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
erior									
Exterior Walls	••/			di di	_	44.000			
Glass Block	2%	**	LIFE	* *	5	\$1,200			
Masonry: Brick	70% Now	\$280,700	LIFE	**	5	\$34,100	1		
	Cracking/Crumbling,		rea Affec	ted: 20%					
	Location: Through		100 1	20/					
	Diagonal Cracks, Ex		Ајјестеа	: 2%					
	Location : Main Or			1664-1. 250/					
	Joint Mortar Miss/Er		e, Area A	IJJectea : 25%					
	Location : Throughout Caulking Deteriorated, Extent : Severe, Area Affected : 25%								
	-		Area Aff	ected: 25%					
D C (C	Location : Control .	Joints Inroughout	LIPP	* *		Ф00 (00			
Pre-Cast Concrete Windows	28%		LIFE	* *	5	\$88,600			
Aluminum	100% Now	\$524,200	2061	* *	5	\$5,500			
Alummum	Air Infiltration, Exter			00%	3	\$5,500			
	Location : Through								
	Glazing Broken/Crac	-							
	Location : Roof Cu		c, 111 cu 11	gjeerea . 270					
	Hardware Missing, E		Area Affe	cted · 25%					
	Location : Through		1164 21336	cieu . 2570					
	Caulking Deteriorate		ite Area	Affected · 25%					
	Location : Through			nyjecieu . 2570					
Parapets		,	- I - I - I						
Masonry: Brick	70%		LIFE	* *	5-10	\$7,200			
·	Other Observation, E	Extent : N/A, Area A	Iffected :	100%					
	Location: Low Par	apet Walls							
	Explanation: Low	Parapet Covered W	Vith Roof	Membrane					
Metal Panel	30%		2056	* *	5	\$1,700			
	Other Observation, E	Extent : N/A, Area A	Iffected :	90%		*)			
	Location : Main Ro		55						
	Explanation : Meta	-	erimeter	Of Roof. Site Encl	osure Coi	mponent			
Roof	Î								
Metal Panel	35% 0-2	\$6,700	2049	* *					
	Deteriorated Finish,	Extent : Moderate,	Area Aff	fected : 25%					
	Location : Through	out							
	Drains Clogged, Exte	ent : Severe, Area A	Iffected :	20%					
	Location : Gutters 2	At Pitched Roof							
	Gut/DS Non Func/M	iss, Extent : Severe	, Area Af	fected : 20%					
	Location: All Pitch	ed Roof							
	Seams Open/Split, Ex	tent : Moderate, A	rea Affec	ted : 1%					
	Location: Roof								
Modified Bitumen	65% 2-4	\$9,300	2041	* *					
	Drains Clogged, Exte	•	a Affecte	ed : 10%					
	Location: Roofs								
	Ponding, Extent : Lig	ht, Area Affected :	5%						
	Location : Near Ro	CD :							

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

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

Asset #: 52

Architecture		Current I	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%	1		LIFE	* *	5			
Interior									
Floors	-0/				4 -0.200	_	40.000		
Carpet	5%			2032	\$78,300	3	\$8,900		
Cast in Place Concrete	5%			LIFE	* *	5	\$19,400		
Ceramic Tile	10%		\$49,900	2045	**	5	\$4,400		
		de, Extent : n : Bathrooi	Moderate, Area A <u>f</u> n Showers	fected : .	5%				
Sheet Vinyl/Rubber	10%	ı		2041	* *	5	\$13,300		
Vinyl Tile	70%	Now	\$1,027,000	2044	* *	3	\$23,200		
·		Failure, Ex n : Third Flo	tent : Severe, Area oor	Affected	: 70%				
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 70%				
	_	_	Locations Especial						
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		
			Extent : N/A, Area A	lffected :	25%				
	Location	n : Main Ro	ofs						
	Explana	tion : Roof	Guard Railing						
Chain Link	15%	ı		2056	* *				
Exposed Struc: Steel	35%	Now	\$5,500	LIFE	* *				
-	Deformed	l/Dented, Ex	xtent : Severe, Area	Affected	l : 5%				
	Location : Entrance Gate On East 139th Street								
	Other Observation, Extent : Severe, Area Affected : 5%								
	Location	n : East 139	th Street Parking E	Entrance					
			ng Gate Does Not (using Security Issu	ies			
Iron Picket	25%	ı		2071	* *				
Retaining Walls									
Cast in Place Concrete	100%	1		2071	* *				
	100%	1		2071	* *				

Site Pavements

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

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

Asset #: 52

rchitecture		Current F	Repair	Futu	e Replacement	М	Maintenance			
estem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
e Pavements										
Public Sidewalk			*							
Cast in Place Concrete		Now	\$109,100	2049	**					
	Cracking/Crumbling, Extent: Severe, Area Affected: 20%									
	Location : East 138th And East 139th Street Tripping Hazard, Extent : Moderate, Area Affected : 5%									
				ea Affect	ed : 5%					
	Location	: East 139	th Street							
On-Site Walkways	0.50/			2040	* *					
Cast in Place Concrete	85%	3.7	#2.5 00	2049	* *					
Cast in Place Concrete	15%		\$2,500	2049						
	0	U	Extent : Severe, A	00	ted: 40%					
	Location	: waikway	Adjacent To Parki	ng Area						
Parking/Driveway	1000/	NT.	#140.600	2051	* *					
Asphalt		Now	\$140,600	2051						
	_	Cracking/Crumbling, Extent : Severe, Area Affected : 30% Location : Throughout Parking Area								
		_	-	1 <i>6</i> C4	1 . 100/					
	-		Extent : Severe, Ard	еа Ајјесі	ea : 10%					
		: Parking		1 166	4 . 4 . 50/					
		ervanon, E : Parking	Extent : Moderate, A	area Ајје	ectea : 5%					
A ativity Vand	Ехріапаі	tion : veget	ation Growth							
Activity Yard Cast in Place Concrete	58%			2056	* *					
Rubber Matting	38% 42%			2030	* *					
Rubbel Mattilig		ervation F	xtent : N/A, Area A							
		ervanon, E : Play Are		усски.	100/0					
		•	as nt Installation							
	Expianai	uon : Kecei	u instattation							

ectrical	Current Repair	Future	Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	\$25,300	5	\$300	
	Other Observation, Extent: N/A, A	Area Affected : A	100%			
	Location : Electrical Room Base	ment				
	Explanation: One 800 And Thre	e 600 Ampere N	Aain Disconnect S	witches		
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		

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

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

Asset #: 52

Electrical	Current Repair	Futu	e Replacement	M	aintenance	
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Motor Controllers						
Locally Mounted	100%	2034	\$207,400	5	\$400	
round						
Grounding Devices	1000/	TIPE	de de	_	#1 000	
Generic	100%	LIFE	* *	5	\$1,800	
ighting						
Interior Lighting Fluorescent	10%	2036	\$92,800	10	\$5,600	
Fluorescent	Other Observation, Extent: N/A, Area A		· ·	10	\$5,000	
	Location: Throughout The Building	ijjecica .	100/0			
	Explanation: T8 Lamps					
Fluorescent	10%	2036	\$92,800	10	\$5,600	
Tuorescent	Other Observation, Extent : N/A, Area A			10	\$5,000	
	Location: Throughout The Building	195000000	100,0			
	Explanation: T5 Lamps					
LED	80%	2044	* *			
Egress Lighting	0070	2011				
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 A Location : Main Entrance	ffected :	100%			
No Component	90%					
arm						
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 Car					
Generic	50%	2036	\$57,300	1	\$11,400	
	Other Observation, Extent: N/A, Area A					
	Location: Some Offices, Hallways, Bo					
Fi (6 1 B : i	Explanation: Intrusion Alarm And M	otion Sen	sor			
Fire/Smoke Detection	1000/	2021	0157 200	1.2	020.700	
Generic, Digital	100%	2031	\$157,300	1-3	\$38,700	
	Other Observation, Extent: N/A, Area A	чујестеа :	100%			
	Location : Throughout The Building Explanation : Strobe Lights, Horn, Be Panel	ll. Smoke	Detector, Manual	Pullbox,	Fire Alarm	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

Asset #: 52

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/		2046	* *			
Natural Gas	100%		2046	* *	1		
Conversion Equipment Hot Water Boiler	100%		2049	* *	1	\$30,200	
Hot water Boller	Other Observation, Ext	ent : N/A. Area Afi		100%	1	\$50,200	
	Location : Basement						
	Explanation : 2 Gasol Maintained	ine Fired Hot Wat	ter Boile	ers. Equipment App	pears To	Be Well	
Distribution	1000/		•••	de de		0.4.5 00	
Hot Wtr Piping/Pump	100%		2044	* *	4	\$4,500	
Terminal Devices Air Handler	10% 0-2	\$69,000	2046	* *	1	\$2,400	
Air Handler	Malfunctioning, Extent	\$68,900 · Severe Area Affi			1	\$3,400	
	Location: 2 Out Of 3			. 070			
	On Extended Life, Exter	· ·		: 100%			
	Location : Lower Roof	r					
Convector/Radiator	90%		2034	\$448,900	1	\$17,700	
Controls				•		•	
Electrical	100%		2031	\$339,100			
Air Conditioning							
Energy Source	1000/		2011	* *	1		
Electricity	100%		2044	* *	1		
Conversion Equipment Split Unit	10%		2031	\$144,900			
Spir Oilit	Other Observation, Ext	ent : Light, Area A					
	Location : Lower Roop		<i>JJ</i>				
	Explanation : Deterio	rated Condenser l	Pipe Ins	ulation			
Window/Wall Unit	10% Now	\$1,200	2029	\$23,100	1		
	Malfunctioning, Extent						
	Location: Window/Wo	all Unit In Confere	ence Ro	om Not Working			
No Component	80%						
Terminal Devices							
Fan Coil - 2 Pipe	10%		2036	\$37,200	1	\$2,000	
	Other Observation, Ext. Location: Various Lo		lffected	: 60%			
	Explanation: 3 Units		rina				
No Component	90%	Are Onder Kepuir	ıng				
No Component Heat Rejection	70 / 0						
Evaporative Condenser	10%		2031	\$6,400	2	\$4,300	
No Component	90%			ψο, .σο	-	Ψ 1,5 00	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$53,900	

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

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

Asset #: 52

Mechanical	Current Repair	Future F	Replacement	Ma	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation							
Exhaust Fans	1000/ 37		0440400		44.500		
Roof	100% Now	\$2,400 2036	\$118,400	2	\$1,500		
	Broken, Extent : Moderate,	00					
	Location: 4 Motors, Roof						
	Damaged, Extent : Severe, A Location : 5 Units On Roo						
1	Location : 5 Units On Roo						
'lumbing H/C Water Piping							
Brass/Copper	10% 0-2	\$3,900 2046	* *	1			
Diass/Copper	Not Insulated, Extent : Mod	. ,	V ₀	1			
	Location : Boiler Room A						
	On Extended Life, Extent : 1	•	: 10%				
	Location : 1 Booster Pum						
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	1000/		ياد ياق				
Hydraulic	100%	LIFE	**				
	Other Observation, Extent:	**	0%				
	Location : First To Second	1 F 100r					
C	Explanation: 1 Unit						
ire Suppression Sprinkler							

Maintenance \$ are aggregated over a 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	\$025.500	\$1.542.600

Total	\$925,500	\$1,542,600

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



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

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

Asset #: 4459

Architecture	С	urrent Repair	Futur	e Replacement	M	Maintenance		
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls	000/		LIBB	de de	_	Φ 7.4 .000		
Masonry: Brick	98%		LIFE	**	5	\$54,800		
	Recent Repair Location : T	· Evident, Extent : N/A, Ai hroughout	rea Affecti	ed : 100%				
Pre-Cast Concrete	2%		LIFE	* *	5	\$3,600		
Windows								
Aluminum	80%		2050	* *	5	\$11,200		
Aluminum	20%		2050	* *	5	\$2,800		
	Other Observ	ation, Extent : N/A, Area	Affected :	100%				
	Location: T	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% N	Now \$124,100	2039	* *			1	
	Patching Evid	lent, Extent : Severe, Area	Affected	: 50%				
	Location: T	Throughout						
	Water Penetro	ation, Extent : Severe, Are	a Affected	d : 20%				
	Location : F	200ms 401, 405						
Skylight, Metal/Glass	5%		2054	* *	10	\$3,300		
nterior						¥ - y		
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		Now \$90,900	LIFE	* *	5	\$15,200		
TOTTOLLE		mbling, Extent : Light, Ar		ed : 10%	Ü	\$10, 2 00		
	_	hroughout Steps	33					
Vinyl Tile	35% N		2039	* *	3	\$6,700		
vinyi The		Extent : Moderate, Area A			3	\$0,700		
		hroughout Units	уестей.	1070				
		nrougnoui Onus Extent : Severe, Area Affec	ot ad . 100	/				
		Extent : Severe, Area Affec Throughout Units	ciea : 107	o				
Interior Walls	Location . 1	Jugnom Juno						
Ceramic Tile	15%		2043	* *	5	\$17,400		
Concrete Masonry Unit			LIFE	* *	5	\$4,600		
Gypsum Board	15%		LIFE	* *	5	\$10,400		
* *	60%		LIFE	* *		•		
Plaster	00%		LIFE		5	\$20,800		

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

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

Asset #: 4459

Architecture		Current I	Repair	Futur	e Replacement	M	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	
			s, Extent : Light, Ai	rea Affec	ted : 10%			
		: Through						
			Extent : Moderate,	Area Aff	fected : 10%			
	Location	: Kitchen	And Cafeteria					
Gypsum Board	10%			LIFE	* *	5	\$6,000	
Plaster	75%			LIFE	* *	5	\$22,400	
Site Enclosure								
Fence/Gates								
Chain Link		Now	\$20,300	2054	* *			
		0	ients, Extent : Seve	re, 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	* *			

lectrical	Current Rep	pair Futur	e Replacement	M	aintenance		
vstem Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY			Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2034	\$15,100	5	\$100		
	Other Observation, Exte	nt : N/A, Area Affected :	100%				
	Location : Electrical R	loom					
	Explanation : Main Se	rvice Disconnect Switch	Rated At 800 Ampe	eres.			
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		

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

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

Asset #: 4459

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d 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 Affec	cted : 100%			
	Location: Throughout					
Egress Lighting						
Emergency, Battery	40%	2042	* *	10	\$3,300	
	Other Observation, Extent: N/A	, Area Affected : 1	00%			
	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 : 1	100%			
	Location : Hallways And Outst	ide Perimeter				
	Explanation : Surveillance Car	meras				
Fire/Smoke Detection						
Generic, Digital	100%	2034	\$88,200	1-3	\$21,100	
, _	Other Observation, Extent: N/A	, Area Affected : 1	100%			
	Location : Throughout The But	lding				
	Explanation : Strobe Lights, M	anual Pull Station	ıs, Alarm Bells, S	moke De	tectors	

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	1%	2044	* *	1		
•	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location: Main Entrance Vestibule					
	Explanation : Electric Heating					
Interruptible Gas/Dual Fuel	99%	2044	* *	1		
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location : Underground Vault In Park	ing Lot				
	Explanation: One Tank, No.2 Oil, 5,0	00 Gallo	ons			

Maintenance \$ are aggregated over a ten-year period. Site specific 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 I	Repair	Futur	e Replacement	M	aintenance	
System	0/ .0		_					D.
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Radiant Heater	1%			2029	\$8,900	2	\$200	
	Location	: Main En	Extent : N/A, Area A trance Vestibule ric Air Curtain	Affected :	100%			
Steam Boiler		Now	\$14,800	2047	* *	1	\$30,200	
	Location Other Obs	: Boiler R ervation, E	lerate, Area Affecte 00m - Defective Bo Extent : N/A, Area A nt - Boiler Room	oiler Buili		er Heat E	ixchanger	
			Unit With Domesti	c Water B	uilt-in Heat Excha	ingers		
Distribution	T					υ ·-		
Steam Piping/Pump	Insul. Dete Location On Extend	: Boiler R	tent : Light, Area A					
Terminal Devices								
Convector/Radiator		led Life, Ex : Through	tent : Moderate, A out	2032 rea Affect	\$274,100 ted : 100%	1	\$10,800	
Unit Heater - Steam	Location	: Boiler R		2029 Affected :	\$3,900 100%	4	\$100	
Controls	Ехріанаі	tion : Loca	non woied					
Electrical	Location	: Boiler R	Extent : N/A, Area A oom Timer System	2029 Affected :	\$190,100 100%			
Air Conditioning	•		•					
Energy Source								
Electricity	20%			2042	* *	1		
No Component			Extent : N/A, Area A Apartments	Affected :	0%			
		tion : Loca						
Conversion Equipment								
Split Unit			Extent : Light, Ared r - Dining / Recrea					
Window/Wall Unit	10%		7 1100/04	2029	\$13,000	1		
window/ wan Offit	Abandone Location		Extent : Light, Are pof - Rooftop Unit Units	a Affecte	d : 50%		Offices Now	
No Component	80%							
Ventilation	0070							

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.

Asset #: 4459

Mechanical	Current Repair	Future Replacemer	nt N	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Co	Ost Cycle (Yrs)	Estimated Cost	Priority	
entilation Distribution						
Ductwork/Diffusers No Component	20% 80%	LIFE	* * 2-5	\$3,800		
Exhaust Fans						
Roof	5% Other Observation, Extent: N/A, Area Location: Lower Roof Explanation: Location Noted	2034 \$3,3 Affected: 100%	00 2	\$100		
Wall Unit	5% Other Observation, Extent: N/A, Area Location: 1st Floor Kitchen, Roof E Explanation: Location Noted	Affected: 100%	00 2	\$100		
No Component Not Accessible	70% 20% Other Observation, Extent : N/A, Area Location : Various Apartments - Inn Explanation : Toilet Ceiling Fans		,			
lumbing						
H/C Water Piping						
Brass/Copper	100% On Extended Life, Extent : Light, Area Location : Throughout	2034 \$439,3 Affected: 85%	00 1			
Water Heater With Tanks Gas Fired	100% Other Observation, Extent: N/A, Area Location: Boiler Room		00 2			
G '/ B' '	Explanation: 1 Unit, 100 Gallons A	pproximately				
Sanitary Piping Cast Iron	100% Now \$8,600 Loose, Extent : Moderate, Area Affect Location : Basement - Electric / Util	ed : 2%	* * 1			
Storm Drain Piping	Eccusion : Eugeniene Electric / Citi	110 110 11 11 11 11 11 11 11 11 11 11 11	issing cups			
Cast Iron	100%	LIFE	** 1			
Sump Pump(s) Submersible	100% Other Observation, Extent: N/A, Area Location: Basement - Sump Pump F Explanation: 1 Duplex Set		00 4	\$1,100		
Backflow Preventer	1					
Generic	100%	2034 \$15,3	00 1	\$2,100		
Fixtures		· · · · · · · · · · · · · · · · · · ·				
Generic	100%					
Hot Water Storage Tank Generic	100% Other Observation, Extent : N/A, Area Location : Boiler Room Explanation : 2 Units, 120 Gallons	2039 Affected : 100%	** 1	\$5,200		

Maintenance \$ are aggregated over a ten-year period. Site specific 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	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: N/A, Area	Affected: 10	00%			
	Location: Basement To 4th Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2034	\$23,600	1-2	\$500	

Maintenance \$ are aggregated over a 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



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

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

Asset #: 4465

Architecture	Current Re	pair Fut	Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior							
Exterior Walls	520/ 0.4	0116 5 00 TIP		-	#20.200		
Masonry: Brick	73% 2-4 Water Penetration, Exte Location : Roof Stair I			5	\$28,300		
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, Exte Location : First Floor Explanation : Window		: 100%				
Parapets	-						
Masonry: Brick	70%	LIFE	**	5	\$2,000		
Pre-Cast Concrete	5% 2-4	\$11,500 LIFE	**	5	\$900		
	Cracking/Crumbling, Ex Location : Throughout		Affected : 20%				
Wood Cornice	25% 2-4 Deteriorated Finish, Ex Location: Throughout Dry Rot/Decay, Extent: Location: Throughout	t Moderate, Area Affect	ffected : 30%	5	\$4,100		
Roof							
Asphalt Shingle	70%	2043	* *	10	\$1,700		
Modified Bitumen	30% Now Blisters, Extent: Severe Location: Throughout						
	Deteriorated Finish, Ex Location : Throughout		ciea : 30%				
	Water Penetration, Exte Location : 4th Floor C	nt : Severe, Area Affect Corridor, Stair D Bulkhe					
	Worn/Erode, Extent : Se Location : Throughou	- 55	9%				
terior							
Floors Quarry Tile	35%	2047	7 **	5	\$13,500		
Terrazzo	35% 4+	\$42,100 LIFE		<i>5</i>	\$7,000		
TCTTALLEU	Cracking/Crumbling, Ex Location : Stair Tread	xtent : Light, Area Affec		5	\$7,000		
Vinyl Tile	28%	2039	**	3	\$3,600		
Wood	2%	2062		5	\$1,000		

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

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

Asset #: 4465

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
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, E.	_	ffected :	5%			
	Location: Through		1.00	1 50/			
	Water Penetration, I	Extent : Severe, Area	ı Affected	d : 3%			
C.T.	Location : Stair D						
Ceilings Gypsum Board	20%		LIFE	* *	5	\$5,900	
Plaster	80% 4+	\$28,800	LIFE	* *	5	\$11,800	
Taster	Patching Evident, E			5%	3	\$11,000	
	Location: Through		уусска .	570			
	Water Penetration, I		Affected	. 2%			
	Location : Stair D	2	1,5,000000	. = / 0			
ite Enclosure							
Fence/Gates							
Chain Link	100% Now	\$65,600	2054	* *			
	Corrosion/Rusting,	Extent : Light, Area	Affected	: 20%			
	Location : Through	hout					
	Impact Damage, Ex		a Affecte	ed : 25%			
	Location : Parking	g Lot					
Retaining Walls							
Cast in Place Concrete	100%		2069	* *			
ite Pavements							
Public Sidewalk	1000/		20.47	* *			
Cast in Place Concrete	100%		2047	* *			
On-Site Walkways	1000/		2047	* *			
Cast in Place Concrete	100%		2047				
Parking/Driveway	1000/ Nar	¢114 200	2042	* *			
Asphalt	100% Now	\$114,200	2043				
	Cracking/Crumbling Location: Parking		, лгеи Ај	jecieu . 00/0			
	Potholes, Extent : M		ted · 2%				
	Location: Through		.cu . 2/0				
	Sinking/Subsiding, I		Affected	. 10%			
	-	g Lot- Towards Dum					

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

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

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

Asset #: 4465

Electrical	Current Re	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment					_	****		
Fused Disc Sw	100%	37/4 4 4	2034	\$7,500	5	\$100		
	Other Observation, Ex	-	ffected :	100%				
	Location : Electrical Explanation : Main S		t Chuital	Datad At 100 Amm	owos With	250 1		
	Explanation : Main S Fuses	ervice Disconnec	i Swiich .	канеа Ан 400 Атро	eres wun	330 Ampere		
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	1000/		2024	#10.000	1			
Thermoplastic	100%		2034	\$19,900	1			
Motor Controllers	1000/		2047	* *	_	¢100		
Locally Mounted Ground	100%		2047		5	\$100		
Grounding Devices								
Generic Generic	100%		LIFE	* *	5	\$300		
Lighting	10070		LII L			4200		
Interior Lighting								
Fluorescent	100%		2034	\$261,600	10	\$15,800		
	T-8 Lamps And Fixture Location : Throughor	_	Area Affe	ected : 100%				
Egress Lighting								
Emergency, Battery	50%		2039	* *	10	\$2,100		
	Other Observation, Ex		ffected :	100%				
	Location: Throughout							
	Explanation : Emerge	ency Lights Are L						
Exit, Battery	50%		2039	* *	10	\$600		
Exterior Lighting	200/		2024	#24100	10			
HID No Commonant	30%		2034	\$24,100	10			
No Component	70%							
Alarm Security System								
Generic	100%		2039	* *	1	\$6,400		
Generie	Other Observation, Ex	tent : N/A, Area A		100%	•	ψο, 100		
	Location : Hallways .		-					
	Explanation : Surveil	llance Cameras						
Fire/Smoke Detection								
Generic, Digital	100%		2039	* *	1-3	\$10,900		
	Other Observation, Ex		ffected :	100%				
	Location : Throughou							
	Explanation: Strobe			ons, Alarm Bells, S	moke De	tectors Tied To		
	Main Building Fire A	iarm Control Pan	iei					

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

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

Asset #: 4465

Mechanical	Current Repair Futu		Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Fuel Oil No 2	100%	2044	* *	5	\$5,300		
	Other Observation, Extent: N/A, Area A		Ó				
	Location: Underground Vault In Park Explanation: One Tank, No.2 Oil, 2,	-					
Conversion Equipment Steam Boiler	100%	2039	* *	1	\$17,000		
Steam Boller	Other Observation, Extent: N/A, Area 2			1	\$17,000		
	Location: Basement - Boiler Room	ijjeciea . 100%	U				
	Explanation: One Unit With Domesti	c Water Built-ii	n Heat Excho	angers			
Distribution							
Steam Piping/Pump	100% Now \$2,800	2034	\$137,700				
	Insul. Deteriorating, Extent : Moderate	, Area Affected	: 5%				
	Location : Boiler Room - Missing Inst						
	On Extended Life, Extent : Light, Area A	Affected : 100%	ó				
- 	Location : Throughout						
Terminal Devices	1000/	2022	Φ1.40.C00		Φ.Σ		
Convector/Radiator	100% On Extended Life, Extent: Moderate, A	2032	\$140,600	1	\$5,600		
	Location: Throughout	теа Ајјества . Т	10070				
Controls	Location : Intoughout						
Electrical	100%	2029	\$95,600				
Electron	Other Observation, Extent: N/A, Area A						
	Location : Boiler Room						
	Explanation : Heat Timer System						
Air Conditioning							
Energy Source							
Electricity	35%	2042	* *	1			
No Component	65%	100 / 1 00/					
	Other Observation, Extent: N/A, Area Affected: 0%						
	Location: Various Apartments Explanation: Location Noted						
Conversion Equipment	Explanation . Location Noted						
Split Unit	5%	2029	\$20,400				
Spin Sim	R-22 Refrigerant, Extent : Light, Area A						
	Location : Penthouse - Ducted System						
G 11: II 1:	5%	2034	\$20,400				
Split Unit			+-0,.00				
Split Unit	R-410a Refrigerant, Extent : Light, Area	a Affected : 100	0%				
Split ∪nit	R-410a Refrigerant, Extent : Light, Area Location : 1st Floor Offices	a Affected : 100	0%				
Split Unit Window/Wall Unit	<i>v</i> 0	a Affected : 100 2029	\$16,300	1			

Ventilation

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

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

Asset #: 4465

Mechanical	Current Repair	Future R	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	stimated 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								
n	Explanation : Building Naturally Ve	entilated							
Plumbing									
H/C Water Piping	1000/	2024	¢220,000	1					
Brass/Copper	100%	2034	\$220,800	1					
	On Extended Life, Extent: Light, Area Affected: 85%								
W . II . W'. 1 T . 1	Location: Throughout								
Water Heater With Tanks	1000/	2027	¢00.200	1					
Oil Fired	100% Other Observation, Extent: N/A, Are		\$88,300	1					
	Location: Boiler Room	и лујестви . 100)/0						
	Explanation: 1 Unit, 86 Gallons								
Sanitary Piping	Explanation . 1 Onli, 60 Gallons								
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping	10070	LIIL		1					
Cast Iron	100%	LIFE	* *	1					
Cast Hon	Other Observation, Extent : N/A, Are		0%	1					
	Location: Around The Perimeter Of The Building								
	Explanation: Scuppers And Leaders Observed Routed To Basement Storm Piping								
Sump Pump(s)	A AA				<u>, c</u>				
Submersible	100%	2027	\$500	4	\$500				
	Other Observation, Extent: N/A, Are	a Affected : 10	0%						
	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				

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 3010

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	-0/					_	\$ 7 0 1 0 0	
Cast Stone/Terra Cotta	5%		Φ 27 5 (00	LIFE	* *	5	\$58,100	
Masonry: Brick	45%		\$275,600 t : Moderate, Area A	LIFE		5	\$66,900	
		псе, Extent 1 : Through		нујестеи .	13/0			
		_	ent : Light, Area Aff	ected · 5	%			
		ı : Through			, •			
Metal, Corrugated	10%			2053	* *	1		
Stucco Cement	40%			2038	* *	5	\$148,800	
Windows							, ,,,,,,	
Aluminum	90%	Now	\$408,600	2041	* *	5	\$14,300	
		nc Not Fun 1 : Through	ct, Extent : Modera out	ite, Area	Affected : 80%			
Metal Clad	10%			2041	* *	5	\$19,800	
Parapets								
Masonry: Brick			\$79,100 rode, Extent : Mode out	LIFE rate, Are	* * ea Affected : 10%	5	\$6,200	
	Other Observation, Extent: Moderate, Area Affected: 5% Location: Throughout Explanation: Cracked And Broken Camelback Terra Cotta Coping Stones							
Stucco Cement	35%		nea ma Broken Ca	2038	**	$\frac{18 \text{ siones}}{5}$	\$8,700	
Roof	33/0			2036			\$6,700	
Modified Bitumen	95%	Now	\$69,100	2033	\$345,700			
			ere, Area Affected : t 100th Roof		40.00,000			
	Ponding, Extent: Moderate, Area Affected: 5% Location: 179 East 100th Street							
			Moderate, Area A <u>f</u> er Community Room		20%			
Skylight, Metal/Glass	5% Water Pen	0-2 netration, E	\$46,800 Extent : Moderate, A t 100th Street	2043	* * cted : 10%			

Interior

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

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

Asset #: 3010

Architecture	Current l	Repair	Future Replacement Mai		intenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Through		LIFE ea Affecte	* * d : 10%	5	\$12,800	
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Through		LIFE ea Affecte	* * d : 10%	5	\$12,800	
Ceramic Tile	20% Now Cracking/Crumbling, Location: Through		2036 rea Affect	\$1,320,000 red: 40%	5	\$11,700	
Vinyl Tile	25% Now Cracking/Crumbling, Location: Through		2033 e, Area Afj	\$808,400 fected : 20%	3	\$11,000	
Wood	45% Now Deteriorated Finish, Location: Through		2036 Area Affa	\$3,141,800 ected : 40%	5	\$49,400	
Interior Walls							
Ceramic Tile	25% 0-2 Cracking/Crumbling, Location: Through		2036 e, Area Afj	\$2,563,700 fected : 20%	5	\$23,300	
Gypsum Board	65% Now Cracking/Crumbling, Location: Through Water Penetration, E Location: Through	out xtent : Light, Area			5	\$72,700	
Masonry: Fieldstone	5% 4+ Other Observation, E Location: Basemer Explanation: Erod	nt					
Plaster	5%		LIFE	* *	5	\$2,800	
Ceilings						. , ,	
Gypsum Board	95% Now Cracking/Crumbling, Location: Through Water Penetration, E Location: Through	out xtent : Light, Area			5	\$139,000	
Plaster	5%		LIFE	* *	5	\$3,700	
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2053	* *			
Retaining Walls Cast in Place Concrete	100% 4+ Cracking/Crumbling, Location : Exterior	_	2053 ea Affecte	* * d : 5%		_	

Site Pavements

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

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

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	* *			
	U	Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
On-Site Walkways								
Cast in Place Concrete	80%			2038	* *			
Metal	20%	2-4	\$17,700	2043	* *	1-3	\$13,600	
	Surface W	Surface Wearing/Scaling, Extent : Moderate, Area Affected : 20%						
	Location	: Exterior	Basement Stairs Th	hroughoi	ıt			

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	red 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/ Location : Electrical Rooms	A, Area Affected :	100%					
		.: D4-J. 44 000	4 4 4 1 20	0 1	I 102 A J			
	Explanation : Two Main Serv 189 Buildings	rices Katea At 800 .	Amperes Ana 1,20	0 Amper	es In 183 Ana			
Switchgear / Switchboard				_				
Fused Disc Sw	100%	2043	* *	5	\$400			
Raceway	1000/	20.42	ate ate					
Conduit	100%	2043	* *	1				
Panelboards	1000/	2041	* *	_	#2.2 00			
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			
ighting								
Interior Lighting								
Fluorescent	39%	2028	\$507,200	10	\$30,600			
	T-12 Lamps And Fixtures, Exte		fected : 100%					
	Location : Throughout The B	uilding						
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			

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

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

Asset #: 3010

Electrical	Current Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated 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, Exter	nt : N/A, Area Affected :	100%			
	Location: Throughout	The Building				
	Explanation : CCTV Su	rveillance System				
Fire/Smoke Detection						
Generic, Digital	100%	2028	\$220,500	1-3	\$52,700	

Mechanical	Current Repa	ir Futu	Future Replacement Maintenance			_	
System Component Type	% of Fail Date Est Total (Years)	imated 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, Exten		100%				
	Location: Basement Bu	ilding 189					
	Explanation: 2 Units						
Hot Water Boiler	50%	2046	* *	1	\$21,100		
	Other Observation, Exten	t : N/A, Area Affected :	100%				
	Location: Basement Bu	ilding 183					
	Explanation: 3 Units						
Distribution							
Hot Wtr Piping/Pump	100%	2041	* *	4	\$4,200		
Terminal Devices							
Convector/Radiator	100%	2038	* *	1	\$27,600		
Controls							
Electrical	100%	2028	\$475,200				
ir Conditioning							
Energy Source							
Electricity	100%	2041	* *	1			
Conversion Equipment							
Split Unit	10%	2033	\$203,000				
Window/Wall Unit	90%	2028	\$291,400	1			
entilation							
Distribution							
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$9,500		
No Component	80%						
Exhaust Fans							
Roof	20%	2038	* *	2	\$500		
No Component	80%						

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

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

Asset #: 3010

Mechanical	Current Repair Future Replacement		re Replacement	Maintenance		
System Component Type	% of Fail Date F Total (Years)	Cstimated 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, Ext	ent : N/A, Area Affected	: 100%			
	Location: Basement (Of 183 And 189				
	Explanation: Two 12	0 Gallon Units In 183 Ar	nd 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	

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

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

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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

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

\$186,800 \$153,100 \$18,600	\$400 \$700	\$33,200 \$75,100	\$1,800 \$400 \$1,300
\$186,800	\$400	\$33,200	\$400
,	,	,	ŕ
\$330,000	\$1,100	\$100,500	\$1,000
\$358 600	\$1,100	\$108,300	¢1 000
\$65,000	\$700	\$36,700	\$700
\$700	\$500	\$38,900	\$400
\$106,500			\$700
\$186,400		\$32,700	
FY 2027	FY 2028	FY 2029	FY 2030
	\$186,400 \$106,500 \$700	\$186,400 \$106,500 \$700 \$65,000 \$500 \$700	\$186,400 \$32,700 \$106,500 \$700 \$500 \$38,900 \$65,000 \$700 \$36,700



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

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

Asset #: 13580

Architecture	Current Rep	air	Future Replacement		Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls		* 40.000		de de	_	4-000	
Masonry: Brick	55% Now Joint Mortar Miss/Erode Location: North Facad Spalling, Extent: Moder Location: Throughout Worn/Erode, Extent: Moder Location: Throughout	de And Through ate, Area Affect	out ed : 25%		5	\$5,000	
Masonry: Limestone	15% Now Joint Mortar Miss/Erode Location: Throughout	\$31,900 e, Extent : Sever	LIFE e, Area Aff	* * Fected : 25%	5	\$1,000	
	Vertical Cracks, Extent : Location : East Facade		Affected .	: 2%			
Metal Panel	5%		2029	\$29,900	5-10	\$3,100	
Stucco Cement	25% Now Cracking/Crumbling, Ex Location: Throughout	\$38,300 tent : Severe, Ar	2042 rea Affecte	* * d : 40%	5	\$2,800	
Windows							
Aluminum	95% Now Ctrwt/Balnc Not Funct, I Location: Throughout				5	\$600	
	Glazing Broken/Cracked Location : East Facado						
Wood	5% Now Broken/Missing Element Location: Basement Thermally Inefficient, Ex Location: Basement				5	\$300	
	Split/Cracked, Extent : M Location : Basement	Aoderate, Area A	Affected : 3	50%			

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

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

Asset #: 13580

	Current Repair		e Replacement	Maintenance		
	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
	. ,			5	\$400	
		lerate, Are	ea Affected : 50%			
45% Nov	v \$10,800	LIFE	* *	5	\$400	
		lerate, Are	ea Affected : 100%			
		cted : 40%	Ó			
		Affected : 4	40%			
15% Nov	y \$5,300	LIFE	* *	5	\$200	
		lerate, Are	ea Affected : 40%			
35% 0-2	\$4,000	2049	* *	5	\$1,100	
	g, Extent : Moderate,	Area Affe	cted : 50%		. ,	
Deteriorated Fin	ish, Extent : Moderate	e, Area Aff	fected : 50%			
	*,	2039	* *			
		Affected :	85%			
-	***	cted : 20%	ó			
10%		2027	\$3,200	1		
5%		2029		10	\$600	
	5% Now Joint Mortar Miss. Location : Copi 45% Now Joint Mortar Miss. Location : Thro Spalling, Extent : Location : Thro Worn/Erode, Exte Location : Thro 15% Now Joint Mortar Miss. Location : Thro 35% 0-2 Corrosion/Rustin, Location : Thro Deteriorated Find Location : Thro 485% 0-2 Alligatoring, Exte Location : Thro Ponding, Extent : Location : Thro 10%	5% Now \$2,600 Joint Mortar Miss/Erode, Extent: Moderation: Coping 45% Now \$10,800 Joint Mortar Miss/Erode, Extent: Moderation: Throughout Spalling, Extent: Moderate, Area Affect Location: Throughout Worn/Erode, Extent: Moderate, Area Affect Location: Throughout 15% Now \$5,300 Joint Mortar Miss/Erode, Extent: Moderate, Location: Throughout 35% 0-2 \$4,000 Corrosion/Rusting, Extent: Moderate, Location: Throughout Deteriorated Finish, Extent: Moderate, Location: Throughout 85% 0-2 \$36,100 Alligatoring, Extent: Moderate, Area Affect Location: Throughout Ponding, Extent: Moderate, Area Affect Location: Throughout Ponding, Extent: Moderate, Area Affect Location: Throughout 10%	5% Now \$2,600 LIFE Joint Mortar Miss/Erode, Extent: Moderate, Are Location: Coping 45% Now \$10,800 LIFE Joint Mortar Miss/Erode, Extent: Moderate, Are Location: Throughout Spalling, Extent: Moderate, Area Affected: 40% Location: Throughout Worn/Erode, Extent: Moderate, Area Affected: 40% Location: Throughout 15% Now \$5,300 LIFE Joint Mortar Miss/Erode, Extent: Moderate, Area Location: Throughout 35% 0-2 \$4,000 2049 Corrosion/Rusting, Extent: Moderate, Area Affected: Area Affected: Area Affected: Moderate Area Affected: Moderate Area Affected: Location: Throughout 85% 0-2 \$36,100 2039 Alligatoring, Extent: Moderate, Area Affected: Location: Throughout Ponding, Extent: Moderate, Area Affected: Location: Throughout Ponding, Extent: Moderate, Area Affected: 20% Location: Throughout 10% 2027	Total (Years) 5% Now \$2,600 LIFE ** Joint Mortar Miss/Erode, Extent: Moderate, Area Affected: 50% Location: Coping 45% Now \$10,800 LIFE ** 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 15% Now \$5,300 LIFE ** Joint Mortar Miss/Erode, Extent: Moderate, Area Affected: 40% Location: Throughout 35% 0-2 \$4,000 2049 ** Corrosion/Rusting, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout 85% 0-2 \$36,100 2039 ** Alligatoring, Extent: Moderate, Area Affected: 85% Location: Throughout Ponding, Extent: Moderate, Area Affected: 20% Location: Throughout 10% 2027 \$3,200	Total (Years) FY (Yrs) 5% Now \$2,600 LIFE ** 5 Joint Mortar Miss/Erode, Extent: Moderate, Area Affected: 50% Location: Coping 45% Now \$10,800 LIFE ** 5 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 15% Now \$5,300 LIFE ** 5 Joint Mortar Miss/Erode, Extent: Moderate, Area Affected: 40% Location: Throughout 35% 0-2 \$4,000 2049 ** 5 Corrosion/Rusting, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout 85% 0-2 \$36,100 2039 ** Alligatoring, Extent: Moderate, Area Affected: 85% Location: Throughout Ponding, Extent: Moderate, Area Affected: 20% Location: Throughout Ponding, Extent: Moderate, Area Affected: 20% Location: Throughout 10% 2027 \$3,200 1	Total (Years) FY (Yrs)

Interior

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

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

Asset #: 13580

Architecture	Current Repair Future Replacement		uture Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors Cast in Place Concrete	10% 0-2 Cracking/Crumbling Location : Through	-	LIFE ea Affected : 10	* *	5	\$1,500	
Ceramic Tile	5% 0-2 Cracking/Crumbling Location : Through		2038 ea Affected : 10	* *	5	\$200	
Sheet Vinyl/Rubber	5% Now Adhesion Failure, Ex Location: Roof Sto Punct/Tear/Impact L Location: Roof Sto	nirs Damage, Extent : Mo			5	\$300	
Vinyl Tile	80% Now Cracking/Crumbling Location: Through Punct/Tear/Impact E Location: Through Worn/Erode, Extent Location: Through	\$44,200 , Extent : Moderate tout Damage, Extent : Se tout • Moderate, Area Aj	vere, Area Affe		3	\$2,000	
Interior Walls							
Ceramic Tile	10% 0-2 Cracking/Crumbling Location: Through		2032 e, Area Affectea	\$48,600 !: 20%	5	\$400	
Gypsum Board	25% Loose/Delam Surfac Location: Stairwel Water Penetration, E Location: Stairwel	l Extent : Moderate, A	-		5	\$1,300	
Wood	65% 4+ Deteriorated Finish, Location: Through	\$16,200 Extent : Light, Area	LIFE a Affected : 209	**	5	\$23,000	
Ceilings AcousTileSusp.Lay-In	80% Now Cracking/Crumbling Location: Through Staining/Discoloring Location: Through	out , Extent : Moderate	••		5	\$2,700	
Gypsum Board	20% Now Cracking/Crumbling Location: Stairwel Water Penetration, E Location: Stairwel	\$4,700 ; Extent : Moderate Il Extent : Moderate, A	••		5	\$1,700	
Site Enclosure							
Fence/Gates Iron Picket	100%		2049	* *			
Site Pavements							

Site Pavements

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

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

Asset #: 13580

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (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		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2039	* *	5	\$100	
			xtent : N/A, Area A	ffected :	100%			
		: Basemen		· ·	. 0 1			
	Explana	ion : One 2	200 Ampere Main I	Isconne	ect Switch			
Raceway Conduit	98%			2039	* *	1		
Conduit	98% 2%	2-4		2039	* *	1 1		
Conduit			oderate, Area Affe			1		
	Location		ойегиге, Агей Ајјес	iea . 50.	70			
Panelboards	Locuiton	. 1.00)						
Fused Disc Sw	5%			2037	* *	5		
Molded Case Bkrs	95%			2037	* *	5	\$100	
Wiring	7570			2037			Ψ100	
Thermoplastic	100%			2039	* *	1		
Motor Controllers	10070			2007		-		
Locally Mounted	98%			2034	\$11,300	5		
Locally Mounted	2%	2-4	\$100	2049	**	5		
			oderate, Area Affe	cted : 50	%	-		
	Location							
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	
			xtent : N/A, Area A	lffected :	100%			
		: Basemen						
	Explana	ion : One 5	Kilovolt-ampere					
ighting								
Interior Lighting	1000/			2020	#21 COO	10	Ø4 100	
Fluorescent	100%	amation E	rtont · M/A Ance	2029	\$31,600	10	\$4,100	
			xtent : N/A, Area A out The Building	ујества :	10070			
		: Inrough ion : T-12 I						
	Expiana	ion : 1-12 I	Lamps					

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

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

Asset #: 13580

Electrical		Current I	Repair	Futur	re Replacement	Ma	aintenance	
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	Futui	e Replacement	Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated 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	
	Other Observation, Extent:		100%			
	Location : Basement Boile	r Room				
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2029	\$35,700			
Terminal Devices						
Convector/Radiator	100%	2027	\$36,400	1	\$1,400	
ir Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment						
Exterior Pkg Unit -	20%	2027	\$9,800	2	\$100	
Cooling						
	Other Observation, Extent:	N/A, Area Affected :	100%			
	Location: Rooftop					
	Explanation: 2 Units Serve	e Hallways.				
Window/Wall Unit	5%	2027	\$800	1		
	Other Observation, Extent:		·			
	Location : 1st Floor - Secu	0				
	Explanation: 1 Unit	<i>J 33</i>				
No Component	75%					
Distribution	, 5, 0					
Ductwork/Diffusers	20%	LIFE	* *	2	\$1,200	
No Component	80%	ZII E		-	Ψ1,200	
Ventilation	0070					

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

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

Asset #: 13580

Mechanical	Curi	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Wall Unit	5%		2027	\$100	2		
	Other Observati	on, Extent : N/A, Area A	ffected :	100%			
	Location: 2nd	Floor - Bathroom And	Basemen	t - 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 Pro Location : Bas	eventer, Extent : Light, A ement	lrea Affe	cted : 100%			

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

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

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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



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

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

Asset #: 4440

Architecture	Cu	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ears)	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	
		tion, Extent : Moderate,	Area Affec	ted : 100%			
	Location: We						
		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	
	-	nt, Extent : Light, Area	Affected: 2	9%			
	Location : Lo	wer Roof					
Skylight, Metal/Glass	2%		2053	* *	10	\$1,000	
Interior							
Floors	400/			di di	_		
Cast in Place Concrete	10%	Φ2 (00	LIFE	**	5	\$10,000	
Ceramic Tile		-2 \$2,600	2036	\$128,700	5	\$1,100	
	_	bling, Extent : Moderat		ected : 2%			
		ilet Room And Shower A					
Vinyl Tile	85% N	. , ,	2043	* *	3	\$14,600	
	_	nt, Extent : Moderate, A	rea Affecte	ed : 10%			
	Location : Th	-					
		ate, Extent : Severe, Area	a Affected :	25%			
	Location : Th						
		xtent : Severe, Area Affe	cted : 20%				
	Location : Th	roughout					
Interior Walls							
Ceramic Tile	5% N		2042	* *	5	\$2,200	
		g Elements, Extent : Seve		ffected : 2%			
	Location : Sh	owers 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% N	ow \$126,900	LIFE	* *			
	Spalling, Exten	t : Severe, Area Affected	: 5%				
		sement Vault Area					
	Location : Ba	sement vaun Area					

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

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

Asset #: 4440

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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 Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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 I					
Fused Disc Sw	5%	2033	\$800	5		
	Other Observation, Extent : Light,	Area Affected .	: 100%			
	Location : Electrical Room					
	Explanation: One 400 Ampere I			Pump		
Fused Disc Sw	5%	2033	\$800	5		
	Other Observation, Extent : Light,	Area Affected .	100%			
	Location : Electrical Room					
	Explanation: One 200 Ampere I	Main Disconnec	t Switch For Eme	rgency		
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	
round						
Grounding Devices						
Generic	100% 0-2 \$10,		* *	5	\$300	
	Other Observation, Extent : Light,	00	: 100%			
	Location : Water Main Basemen	t				
tand-by Power	Explanation: Not Connected					

Stand-by Power

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

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

Asset #: 4440

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tand-by Power							
Transfer Switches							
Automatic	100%	2031	\$6,600	1	\$7,200		
Generators							
Diesel	100%	2029	\$66,000	1	\$9,000		
	Other Observation, Extent:		: 100%				
	Location : Generator Roo						
D. # .	Explanation : One 100 Ki	lowatts					
Batteries Lead/Acid	1000/	2027	\$2.500	-	\$900		
	100%	2027	\$2,500	5	\$900		
Fuel Storage Main Tank	100%	2036	\$76,900	5			
Iviaili Talik	Other Observation, Extent :			3			
	Location: Basement	Ligni, Area Affected	. 100/0				
	Explanation: One 275 Ga	allons					
ighting	Explanation: One 275 Ge	illons					
Interior Lighting							
Fluorescent	100%	2028	\$354,500	10	\$21,400		
	T-8 Lamps And Fixtures, Ex	tent : Light, Area Affe					
	Location : Throughout Th	e 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%						
larm							
Security System	1000/	2020	0.42 5 00		40.500		
Generic	100%	2028	\$43,700	1	\$8,700		
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways And Lobby						
	-	•					
Fire/Smoke Detection	Explanation : CCTV Surv	emance Cameras					
	100%	2028	\$60,100	1-3	\$14,400		
Generic, Digital	Other Observation, Extent :			1-3	\$14,400		
	Location: Throughout Th	0	. 100/0				
	Explanation: Manual Pul	-	nts Alarm Rolls H	orns And	Smoke Detectors		

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

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

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

Asset #: 4440

Mechanical	Current Repair Futu		ture Replacement		aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Conversion Equipment						
Hot Water Boiler	100% 0-2	\$247,600 2053	* *	1	\$10,400	
		ate, Area Affected : 100%	ó			
	Location : Basement					
		ent : Severe, Area Affecte	d : 100%			
	Location: Basement					
D1 - 11 - 1	Explanation: Tempor	ary Boiler Presently Beir	g Used.			
Distribution /P	1000/	2041	* *	4	#1 100	
Hot Wtr Piping/Pump	100%	2041	* *	4	\$1,100	
Terminal Devices	000/	2021	Ø151 500	1	Φ. 6.000	
Convector/Radiator	90%	2031	\$171,500 * *	1	\$6,800	
Fan Coil Unit/Heat	10%	2038	* *	1	\$800	
Air Conditioning						
Energy Source	100%	2041	* *	1		
Electricity	10070	2041		1		
Conversion Equipment Interior Pkg Unit -	20%	2031	\$72,700	2	\$300	
Cooling	2070	2031	\$73,700	2	\$300	
Reciprocating	10%	2033	\$34,400	1	\$1,100	
Compr/Chiller	1070	2033	\$34,400	1	\$1,100	
сыны сыны	Other Observation. Ext	ent : Light, Area Affected	: 10%			
	Location : 1st Floor R					
		lit Air Conditioning Unit				
Split Unit	20%	2033	\$110,700			
Spit Cint		ent : N/A, Area Affected :	·			
	Location : Roof					
	Explanation: 2 Units	Feeding 1st Floor				
Window/Wall Unit	5%	2028	\$4,400	1		
No Component	45%	2020	ψ+,+00	1		
Terminal Devices	1370					
Fan Coil - 2 Pipe	10%	2033	\$39,100	1	\$800	
1		2033	Ψ37,100	•	φοσσ	
No Component	90%					
No Component Heat Rejection	90%					
Heat Rejection		2033	\$5,900	2	\$1,600	
	10%	2033 ent : Light, Area Affected	\$5,900 : 30%	2	\$1,600	
Heat Rejection	10%	ent : Light, Area Affected		2	\$1,600	
Heat Rejection	10% Other Observation, Ext	ent : Light, Area Affected Roof		2	\$1,600	
Heat Rejection Dry Cooler	10% Other Observation, Ext Location : First Floor	ent : Light, Area Affected Roof		2	\$1,600	
Heat Rejection Dry Cooler No Component	10% Other Observation, Ext Location : First Floor Explanation : 1 Exter	ent : Light, Area Affected Roof		2	\$1,600	
Heat Rejection Dry Cooler	10% Other Observation, Ext Location : First Floor Explanation : 1 Exter	ent : Light, Area Affected Roof		2	\$1,600	
Heat Rejection Dry Cooler No Component Ventilation	10% Other Observation, Ext Location : First Floor Explanation : 1 Exter	ent : Light, Area Affected Roof		2 2-5	\$1,600 \$13,000	
Heat Rejection Dry Cooler No Component Ventilation Distribution	10% Other Observation, Ext Location : First Floor Explanation : 1 Exter	ent : Light, Area Affected Roof ior Unit	: 30%			
Heat Rejection Dry Cooler No Component /entilation Distribution Ductwork/Diffusers	10% Other Observation, Ext Location : First Floor Explanation : 1 Exter	ent : Light, Area Affected Roof ior Unit	: 30%			

Plumbing

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

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

Asset #: 4440

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
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: M	oderate, Area Affec	ted : 5%				
	Location	ı : Basemer	ıt. Corroded Water	Main				
Water Heater With Tanks								
Electric	100%	0-2	\$42,600	2031	\$70,900	4		
	Malfuncti	oning, Exte	nt : Moderate, Ared	a Affected	d: 100%			
	Location	ı: 2 Of 3 U	nits Not Working In	The Ba	sement			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$6,500	
Fire Pump								
Generic	100%			2042	* *	1	\$4,400	

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

Page: 235

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

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

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



Maintenance \$ are aggregated over a ten-year period. Site specific 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

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior	•						
Exterior Walls							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$168,200	
Masonry: Brick	70% Now	\$248,200	LIFE	* *	5	\$150,700	
	Cracking/Crumbling Location: Through	_	ea Affecte	ed : 10%			
Masonry: Granite	2%		LIFE	* *	5	\$3,200	
Masonry: Limestone	13% Now	\$440,900	LIFE	* *	5	\$21,000	
	Cracking/Crumbling Location : North F	acade	-				
	Spalling, Extent : Mo Location : North F		ed : 10%	Ó			
Metal Panel	5%		2047	* *	5-10	\$74,000	
Windows							
Aluminum	55% Now	\$1,347,800	2052	* *	5	\$14,100	
	Ctrwt/Balnc Not Fur Location : Through	hout					
	Loose/Miss Fastener Location : Through		e, Area A	Affected : 50%			
Aluminum	40%		2049	* *	5	\$20,600	
Metal Clad	5% Now	\$128,700	2052	* *	5	\$8,000	
	Air Infiltration, Exte Location : Boiler I	Room					
	Bent/Warped Elemer Location : Boiler F		te, Area	Affected : 25%			
	Broken/Missing Elen Location : Boiler F		erate, Ar	ea Affected : 25%			
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 Drains Clogged, Ext	\$29,300	2032	\$586,400			
	Location : North A		a rijjecit				
	Ponding, Extent: Se		: 10%				
	Location : North A						
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 Location: Through		ea Affecte	ed : 10%			

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific 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

rchitecture	Current Repair			Futur	e Replacement	M	Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•							
Floors								
Cast in Place Concrete	Cracking/ Location Water Pen	ı : Boiler R	xtent : Severe, Area			5	\$45,800	
Ceramic Tile	_		\$59,000 Extent : Light, Are out	2030 ea Affecte	\$1,180,400 ed : 10%	5	\$10,500	
Mosaic Tile	Broken/M Location Cracking/	ı : At Main	Extent : Moderate			5	\$5,200	
Terrazzo	_		\$19,600 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$8,200	
Vinyl Tile Vinyl Tile 9" X 9"	_	Now	\$100,500 Extent : Moderate	2027 2032 , Area Aj	\$1,330,300 \$5,023,100 (fected : 30%	3 3	\$24,100 \$23,600	
Wood Wood	Location Deteriora Location Split/Crac	Now n Evident, E n : Old Aud ted Finish, n : Old Aud	Extent : Moderate, itorium : Moderate, Area .	Area Aff	Sected : 50%	5 5	\$58,900 \$9,800	
Interior Walls								
Ceramic Tile	Cracking/ Location Joint Mor	ı : Stairs	\$218,900 Extent : Moderate ode, Extent : Mode		•	5	\$19,900	
Gypsum Board	55%			LIFE	* *	5	\$131,300	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *	-	#22.00	
Plaster Plaster		Now	\$24,200 Extent : Moderate itorium	LIFE LIFE , Area A <u>j</u>	* *	5 5	\$23,900 \$6,000	
		netration, E. 1 : Old Aud	xtent : Moderate, A itorium	rea Affe	cted : 10%			

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

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

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DEPT. OF HOMELESS SERVICES - 071 LIFE FAMILY CENTER

Asset #: 1954

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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	\$29,200	LIFE	* *	5	\$6,000	
(Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 15%			
	Location	: Old Audi	itorium		-			
Ţ	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	· Old Audi	itorium	00				

Electrical	trical Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d 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: Mo	derate, Area Affe	cted : 100%			
	Location: Electrical Room	M : D:	, G :, I			
G ': 1 / G ': 11 1	Explanation : One 800 Amper	e Main Disconne	ct Switch			
Switchgear / Switchboard Fused Disc Sw	1000/	2027	¢105 100	5	\$600	
	100%	2027	\$195,100	3	\$600	
Raceway Conduit	100%	2027	\$177,900	1		
Panelboards	10070	2027	\$177,900	1		
Fused Disc Sw	10%	2027	\$16,000	5	\$300	
Molded Case Bkrs	90%	2027	\$143,700	5	\$3,300	
Wiring	2070	2027	Ψ113,700		ψ3,300	
Thermoplastic	100%	2027	\$271,100	1		
Motor Controllers	10070		\$2,1,100			
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 : Mo	derate, Area Affe	cted : 100%			
	Location: Generator Room					
-	Explanation: One 120 Kilowa	utts				
Batteries	1000/	2027	#2.5 00	-	0.5.2 00	
Lead/Acid	100%	2027	\$2,500	5	\$5,200	

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Fail Date 1 Total (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, Ext	ent : Moderate, Area Affe	ected : 100%			
	Location: Basement					
	Explanation : No Nar	neplate Rating Capacity				
Lighting						
Interior Lighting						
Fluorescent	100%	2027	\$2,130,000	10	\$128,400	
		ent : Light, Area Affectea	! : 100%			
	Location : Throughor	t The Building				
	Explanation: T-8 Lar	nps				
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	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Steam Boiler	100%	2044	* *	1	\$138,600	
	Other Observation, Extent : Light, Ar	rea Affected .	: 100%			
	Location: Basement Boiler Room					
	Explanation: 3 Boilers					
Distribution						
Central Plant Steam	100%	2027	\$3,936,700	4	\$10,400	
Piping/Pmp						
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		

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 I	Repair	Futur	e Replacement	M	aintenance	
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		
			oderate, Area Affec	eted : 159	%			
	Location	: Basemen	<u>nt</u>					
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	

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 1971

Architecture	Current Repai	r Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls				_		
Masonry: Brick	15%	LIFE	* *	5	\$8,800	
	Graffiti, Extent : Light, Are	**	1.6.			
	Location : Along Riverda	-				
Masonry: Brick	70%	LIFE	**	5	\$40,900	
	Efflorescence, Extent : Mo		: 5%			
	Location : North Facade					
Masonry: Limestone	5%	LIFE	* *	5	\$2,200	
	Other Observation, Extent	-	5%			
	Location: New Lots Aver					
	Explanation: Pediment					
Metal, Corrugated	10% 4+	\$2,300 2045	**	1		
	Deformed/Dented, Extent.	0	: 2%			
	Location : Along Miller	Avenue				
Windows	1000/ 0.2	for one 2042	* *	-	Φ.C. 0.0.0	
Aluminum w/ Guards	100% 0-2 Unit Inoperable, Extent: M	\$86,800 2043		5	\$6,800	
	Location: Various Bedro	***	a . 570			
Parapets	Location : rantous Beard	Onis				
Masonry: Brick	90%	LIFE	* *	5	\$5,900	
wasomy. Brick	Efflorescence, Extent : Mo		2%	3	\$5,700	
	Location : Various Locat					
Masonry: Limestone	5% 0-2	\$800 LIFE	* *	5	\$400	
Wasoni y. Ennestone	Caulking Deteriorated, Ex	·	cted · 5%	3	Ф+00	
	Location: Coping Joints					
Metal Rail	5%	2052	* *	5-10	\$5,900	
Roof	370	2032		3-10	\$3,900	
Modified Bitumen	98% 2-4	\$4,300 2035	\$216,600			
Wiodilloa Ditalifoli	Blisters, Extent : Light, Are		Ψ210,000			
	Location : Various Locat					
Skylight, Plastic	2%	2040	* *	1		
nterior	270	2010				

Interior

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

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

Asset #: 1971

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	100/				* *	_	# 0.600	
Cast in Place Concrete	10%		. 16 1	LIFE		5	\$9,600	
		_	t : Moderate, Area A Stairs And Basemer		: 30%			
Mosaic Tile	5%	ı		2048	* *	5	\$5,500	
Quarry Tile	5%	0-2	\$32,500	2040	* *	5	\$1,700	
	Joint Mor	tar Miss/Er	ode, Extent : Mode	rate, Are	ea Affected : 50%			
	Location	n : Kitchen	And Laundry Room	!				
	Worn/Ero	de, Extent :	Moderate, Area Af	fected : 2	25%			
	Location	n : Kitchen	And Laundry Room	!				
Terrazzo	5%	ı		LIFE	* *	5	\$1,700	
Vinyl Tile	75%	Now	\$274,200	2040	* *	3	\$12,400	
•	Broken/M	issing Elem	ents, Extent : Light	, Area A	ffected : 2%			
	Location	n : Various .	Locations Through	out				
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	n : Through	out					
	Worn/Ero	de, Extent :	Severe, Area Affec	ted : 20%	6			
	Location	n : Through	out					
Interior Walls								
Ceramic Tile	5%	0-2	\$11,400	2044	* *	5	\$1,000	
	Worn/Ero	de, Extent :	Light, Area Affecte	d: 10%				
	Location	n : Kitchen	Area					
Concrete Masonry Unit	5%	ı		LIFE	* *	5	\$800	
Masonry: Brick	10%	4+	\$15,800	LIFE	* *			
·	Joint Mor	tar Miss/Er	ode, Extent : Mode	rate, Are	ea Affected : 10%			
	Location	n : Boiler R	oom					
Marble Panels	5%	0-2	\$18,400	LIFE	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	_	n : Through	-					
	Joint Mor	tar Miss/Er	ode, Extent : Light,	Area Af	fected : 5%			
		n : Through		-				
Plaster	75%		\$38,000	LIFE	* *	5	\$9,400	
			Extent : Light, Are		ed : 5%		. ,	
	_	_	cess Stair, Basemen			lor		

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

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

Asset #: 1971

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings AcousTileSusp.Lay-In	30% 0-2 Broken/Missing Elen Location : 1st Floo Worn/Erode, Extent :	r Corridor Light, Area Affecte		* * Fected : 2%	5	\$6,600	
	Location : Through	out					
Embossed Metal Gypsum Board	5% 15% 2-4 Cracking/Crumbling Location : Cafeteri		LIFE LIFE ea Affecte	* * * * d : 2%	5 5	\$1,000 \$8,300	
Plaster	50% 0-2 Cracking/Crumbling Location : Cafeteri				5	\$13,800	
Site Enclosure							
Fence/Gates Iron Picket	90% 2-4 Deteriorated Finish, Location: Through Impact Damage, Ext Location: Near Mi	out ent : Moderate, Are					
Masonry: Brick	10% Now Broken/Missing Elen Location : At Mille Cracking/Crumbling Location : At Mille	r Avenue , Extent : Severe, A					
Retaining Walls Cast in Place Concrete	100%		2070	* *			
Site Pavements							
Public Sidewalk Cast in Place Concrete	95% Now Broken/Missing Elen Location: Along R. Cracking/Crumbling Location: Through Misaligned/Bulging, Location: Along N	iverdale Avenue , Extent : Moderate out Extent : Severe, Ard	, Area Aff	fected : 5%			
Pavers/Stone	5% Now Broken/Missing Elen Location: Tree Pits Misaligned/Bulging, Location: Tree Pits	s Extent : Severe, Arc					
On-Site Walkways Cast in Place Concrete	100% 0-2 Cracking/Crumbling Location: Various						

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

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

Asset #: 1971

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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 F	Repair	Futur	e Replacement	M	aintenance	
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		ervation, E. : Electrica	xtent : N/A, Area A ll Room	2035 ffected :	\$15,100 100%	5	\$100	
	Explanati	ion : Two 2	200 Ampere Main L	Disconne	ect 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	
2.00.000	T-8 Lamps		res, Extent : Light, . out The Building		· ·		4-2,100	
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								

Alarm

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

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

Asset #: 1971

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
Generic	100%	2040	* *	1	\$8,300	
	Other Observation, Extent : N/A, Area	Affected:	100%			
	Location: Throughout The Building					
	Explanation: CCTV Surveillance Sy	stem				
Fire/Smoke Detection						
Generic, Digital	100%	2035	\$57,300	1-3	\$13,700	

echanical	Current Repair	Future Re	placement	М	aintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
ating								
Energy Source								
Electricity	20%	2045	* *	1				
	Other Observation, Extent: N/A, Area	Affected: 100	%					
	Location: Various Locations							
	Explanation: Electric Unit Heaters I Electric Baseboard Heaters At Basen 128.							
Natural Gas	80%	2045	* *	1				
	Other Observation, Extent: N/A, Area	Affected: 100	%					
	Location : Basement - Boiler Room							
	Explanation: Two Gas Fired Steam I	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 I Electric Baseboard Heaters At Basen 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	00						
No Component	20%							
Terminal Devices	2070							
Lerminal Lievices	80%	2033	\$145,300	1	\$5,700			
		2033		1	Φ5,700			
Convector/Radiator		Area Affected .	100%					
	On Extended Life, Extent : Moderate, A	Area Affected :	100%					
		Area Affected :	100%					

Air Conditioning

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

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

Asset #: 1971

Mechanical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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	50/	2025	#2 < 400			
Split Unit	5%	2035	\$26,400			
	R-410a Refrigerant, Extent : Light, Are Location : Room 122	a Affected	a: 100%			
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	1000/	2015	* *			
Brass/Copper	100%	2045	* *	1		
HW Heat Exchanger	1000/	2025	↑10₹ 1 00		#2.2 00	
Steam Fired	100%	2035	\$107,400	4	\$3,300	
	On Extended Life, Extent : Light, Area	Affected :	100%			
a to be to	Location : Boiler Room					
Sanitary Piping	1000/ NI 014 000	LIPP	* *	1		
Cast Iron	100% Now \$14,000	LIFE	* *	1		
	Leak Evident, Extent : Light, Area Affec Location : Basement Corridor	nea : 5%				
Ct D ' D' '	Location . Dasement Corridor					
Storm Drain Piping	1000/	LIBE	* *	1		
Cast Iron	100%	LIFE	~ ^	1		
Backflow Preventer	000/					
No Component	90%	2025	φ1 AAA	1	#100	
Generic	10% Other Observation Extent: N/A Area	2035	\$1,000	1	\$100	
	Other Observation, Extent: N/A, Area	чујестеа :	10070			
	Location : Basement - Boiler Room Explanation : Boiler Feedwater					
Fixtures	Explanation . Dotter Feeawater					
Generic	100%					
Vertical Transport	10070					

Vertical Transport

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

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

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DEPT. OF HOMELESS SERVICES - 071 LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL

Asset #: 1971

Mechanical	Current Repa	air Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
(Controller Not Working, I	Extent : Severe, Area Aff	fected : 100%			
	Location : Roof - Elevat	tor Machine Room				
(Other Observation, Exten	nt : N/A, Area Affected :	100%			
	Location : Basement To	2nd Floor				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2045	* *	1-2	\$6,200	

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

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

Page: 249

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

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



Maintenance \$ are aggregated over a ten-year period. Site specific 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

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$39,900	
Masonry: Brick	45%			LIFE	* *	5	\$71,800	
	_		t, Extent : N/A, Ar	ea Affect	ed : 66%			
	Location :	Through	out					
Masonry: Limestone	5%			LIFE	* *	5	\$6,000	
Masonry: Limestone	2%	4+	\$7,500	LIFE	* *	5	\$2,400	
			Extent: Light, Are		ed : 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, E	xtent : Light, Area	Affected	: 5%			
	Location:	Rear Yar	d					
			Extent: Light, Are	ea Affecto	ed : 15%			
	Location:	Below W	indows					
			nt : Light, Area Aff	fected : 5	%			
	Location :	Rear Yar	d					
Windows								
Aluminum	85%			2049	* *	5	\$32,000	
Metal Clad	5%	2-4	\$94,200	2058	**	5	\$5,900	
	_		ts, Extent : Modera	ite, Area	Affected: 25%			
	Location:							
			Extent : Moderate,	Area Aff	ected: 50%			
	Location :		T 16 1		C . 1 500/			
	Thermally I Location :		Extent: Moderate	e, Area Aj	ffected: 50%			
N 1.T		Siairs		20.42		10	ф11 000	
Metal Louvers	5%	3.7	#27 000	2042	* *	10	\$11,800	
Wood		Now	\$37,800	2041	**	5	\$9,400	
	Air Injutrate Location :		t : Moderate, Area 'a	і Ајјестеа	2: 23%			
				. 1400 1	Wantad . 250/			
	Location :		Extent : Moderate	e, Area A _j	ijeciea : 25%			
D	Locuiton .	Siuii weii	<u>.</u>					
Parapets Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$4,400	
Cast Stone/Terra Cotta		lace Evide	ent, Extent : N/A, A			3	\$4,400	
	Location :			reu 1135ec	ica . 10070			
M D 1-		Through	<i>,</i> , , , , , , , , , , , , , , , , , ,	LIEE	* *	5	Ø5 100	
Masonry: Brick	45%	laco Evido	ent, Extent : N/A, A	LIFE		3	\$5,100	
	Location :			<i>геи Ајјес</i>	nea . 10076			
M T.		1 mough	, mi	TIPP	* *		ф 7 00	
Masonry: Limestone	5%			LIFE	* *	5	\$700	
Metal Security Bars	5%	4.1	¢14000	2061	**	F	ቀ ደ ዐርር	
Stucco Cement	40%	4+ Cracks F	\$14,000 xtent : Light, Area	2046		5	\$5,800	
	Location :		-	луестей	. 5/0			
		_	ли nt : Light, Area Aff	Sected . 5	0/2			
	Location :			ccieu. J	/ 0			

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Roof								
Modified Bitumen	95%		2041	* *	10	\$46,100		
	Ponding, Extent : Lig Location : Through		5%					
Skylight, Metal/Glass	5%		2059	* *	10	\$8,100		
	Recent Replace Evid Location: 4 Units		rea Affecte	ed : 100%				
nterior								
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 :							
	Location : Surface	Wear At Previous V	Vater Infilt	ration				
Ceramic Tile	20% Now	\$350,400	2042	* *	5	\$15,500		
	Cracking/Crumbling Location: Through		rea Affecte	ed : 30%				
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 : Through	nout						
Concrete Masonry Unit	10%		LIFE	* *	5	\$14,300		
Gypsum Board	50%		LIFE	* *	5	\$107,000		
	Repairs in Progress, Location : Through		Affected :	5%				
Masonry: Fieldstone	5%		LIFE	* *				
Plaster	15%		LIFE	* *	5	\$16,000		
	Recent Repair Evident, Extent: N/A, Area Affected: 5%							
	Location : Through	nout						

Maintenance \$ are aggregated over a ten-year period. Site specific 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%		44.5 4 0.0	LIFE	* *	_	4.4. 60.0			
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									
		netration, E n : Through	xtent : Light, Area . out	Affected	: 10%					
Plaster	Cracking	Now Crumbling n : Through	\$94,500 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$19,400			
	Recent Repair Evident, Extent : N/A, Area Affected : 5% Location : Throughout									
		netration, E n : Through	xtent : Light, Area . out	Affected	: 10%					
Site Enclosure										
Fence/Gates										
Iron Picket	100%	ó		2068	* *					
Retaining Walls										
Cast in Place Concrete	100%	Ó		2068	* *					
Site Pavements Public Sidewalk										
Cast in Place Concrete			. Extent : Light, Are	2046 ea Affecte	* * ed : 5%					
On-Site Walkways Cast in Place Concrete	_	/Crumbling	\$4,400 Extent : Moderate Entry Stairs	2046 , Area Aj	* *					

lectrical	Current Repair	Future Repl	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	5	\$400	
	Other Observation, Extent: N/A, Are	ea Affected : 100%				
	Location : Electrical Room.					
	Explanation: Main Service Switch	Rated At 800 Amp	eres.			
Switchgear / Switchboard						
Fused Disc Sw	100%	2043	* *	5	\$400	
Raceway						
Conduit	100%	2043	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Current Repair Future Replacem		ment Maintenance		
System Component Type	% of Fail Date Estimated Control (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Panelboards						
Molded Case Bkrs	70%	2041	* *	5	\$1,900	
Molded Case Bkrs	30%	2041	* *	5	\$800	
Wiring	1000/	20.42	* *			
Thermoplastic	100%	2043	* *	1		
Motor Controllers	1000/	2020	* *	_	¢700	
Locally Mounted	100%	2038	* *	5	\$700	
Ground						
Grounding Devices Not Accessible	100%					
	100%					
ighting Interior Lighting						
Fluorescent	65%	2033	\$1,026,500	10	\$61,900	
Tuorescent	Compact Fluorescent Light, Extent .			10	ψ01,700	
	Location: Throughout		-5,0			
	T-12 Lamps And Fixtures, Extent : I	ight, Area Af	fected : 100%			
	Location : Throughout	33				
Fluorescent	15%	2038	* *	10	\$14,300	
Fluorescent	T-8 Lamps And Fixtures, Extent : Li		ected · 100%	10	\$14,500	
	Location: Throughout Building.	5.00, 11.000 11,5,0	. 10070			
LED	20%	2038	* *			
LED	Other Observation, Extent : N/A, Ar		100%			
	Location: Stairs	33				
	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, Ar	ea 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, Ar	ea Affected :	100%			
	Location : Throughout The Buildin	ng.				
	Explanation : Surveillance System					
Fire/Smoke Detection						
Generic, Analog	100% 4+ \$267,70		* *	1-3	\$58,100	
	Other Observation, Extent: Modera	ite, Area Affe	cted : 100%			
	Location: Throughout Building.					
	Explanation: Beyond Its Useful L	ife				

Maintenance \$ are aggregated over a ten-year period. Site specific 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 R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 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	1000/			2020	* *	1	ф10 2 000	
Steam Boiler	100%	uniation E	xtent : N/A, Area A	2038		1	\$102,800	
		: Boiler Ro		ујестеи .	100/0			
		on : 1 Unii						
Distribution	Explanali	on . 1 Onn	•					
Steam Piping/Pump	100%	0-2	\$83,100	2033	\$831,200			
1 & 1			xtent : Severe, Are		·			
		: Above Bo						
	Explanati	on : Contin	nued Rupturing Oj	Piping E	Buried In First Flo	or Slab.		
Terminal Devices								
Convector/Radiator	100%			2031	\$848,800	1	\$33,500	
Controls								
Electrical	20%			2027	\$115,400			
Pneumatic	80%			2027	\$1,604,800			
ir Conditioning								
Energy Source	1000/			2041	* *	1		
Electricity	100%			2041		1		
Conversion Equipment Interior Pkg Unit -	10%	Now	\$164,200	2038	* *	2	\$500	
Cooling	1070	NOW	\$104,200	2030		2	φ300	
Coomig	Unit Inoper	able, Exte	nt : Severe, Area A	ffected :	100%			
	-		or Fan Room					
Window/Wall Unit	5%			2027	\$19,700	1		
No Component	85%							
entilation ²								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$11,600	
No Component	80%							
Exhaust Fans								
Roof	100%			2028	\$201,400	2	\$3,200	
lumbing								
H/C Water Piping	1000/			2021	¢1 225 100	1		
Galvanized Steel	100%			2031	\$1,325,100	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LILE		1		
Cast Iron	100%			LIFE	* *	1		
Cust IIOII		rvation. E	xtent : N/A, Area A		10%	1		
		: Courtyare		JJ				
		-		o Be Und	ersized. Back-ups	Occur D	uring Heavy	
	Downpou		F : .: W =					
Sump Pump(s)								
Non-Submersible	100%			2033	\$20,800	4	\$2,200	

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Re	pair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost 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	

Maintenance \$ are aggregated over a 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



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

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

Asset #: 4442

Architecture		Current l	Repair	ir Future Re		Replacement Ma			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Masonry: Brick	92%	2-4	\$360,600	LIFE	* *	5	\$87,600		
			derate, Area Affect	ed : 15%					
		: Rear Fa	cade						
Masonry: Granite	3%			LIFE	* *	5	\$2,100		
Masonry: Limestone	5%			LIFE	* *	5	\$3,600		
Windows									
Aluminum		Now	\$20,700	2049	* *	5	\$10,900		
			ct, Extent : Modera	ite, Area	Affected : 10%				
	Location	: Through	out						
Steel	5%	0-2	\$85,900	2058	* *	5	\$7,100		
	Deteriora	ed Finish,	Extent : Moderate,	Area Aff	fected : 50%				
	Location	: Stairs							
	Thermally	Inefficient	, Extent : Moderate	, Area Aj	ffected : 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		
nterior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$13,800		
Ceramic Tile	10%		\$35,500	2042	* *	5	\$3,100		
		-	ents, Extent : Seven	re, Area 1	Affected : 50%				
	Location	: 2nd Floo	or Bathroom						
Quarry Tile	5%	Now	\$46,300	2046	* *	5	\$2,400		
	_	Crumbling, : Kitchen	Extent : Moderate	, Area A <u>j</u>	fected : 25%				
Vinyl Tile		Now	\$608,500	2038	* *	3	\$16,500		
viiiyi Tile			Extent : Moderate			3	φ10,500		
	_	: Through		, лиси Ај	jecieu . 15/0				
Wood		0-2		2049	* *	-	¢2 000		
Wood	5%		\$9,400	2048		5	\$3,000		
L		ea Finish, : 2nd Floo	Extent : Moderate,	<i>А</i> геа АЈЈ					

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

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

Asset #: 4442

	aintenance	Maintenance		Future Replacement		Current F		Architecture	
t Priority	Estimated Cost	Cycle (Yrs)	timated Cost	Year Es FY	Estimated Cost	Fail Date (Years)	% of Total	System Component Type	
								Interior	
								Interior Walls	
)	\$16,500	5	* *	2046	\$182,000	Now	_	Ceramic Tile	
			cted : 50%	e, Area Affe	ents, Extent : Seven				
					r Bathroom	: 2nd Floo	Location		
)	\$26,500	5	* *	LIFE			10%	Concrete Masonry Unit	
)	\$198,500	5	* *	LIFE			50%	Gypsum Board	
			* *	LIFE			5%	Masonry: Brick	
			* *	LIFE			5%	Masonry: Fieldstone	
			l : 10%	rea Affected	xtent : Moderate, A	ervation, E.	Other Obs		
						: Basemen			
					Mortar Missing	ion : Joint	Explanat		
)	\$49,600	5	* *	LIFE			25%	Plaster	
								Ceilings	
)	\$21,700	5	* *	2038	\$14,400	4+	69%	AcousTileSusp.Lay-In	
			5%	a Affected :	Extent : Light, Are	_	_		
					out	: Through	Location		
)	\$1,000	5	* *	LIFE	\$18,900	0-2	10%	Exposed Struc: Concrete	
			10%	a Affected :	Extent : Light, Are	Crumbling,		•	
					t	: Basemen	Location		
)	\$15,700	5	* *	LIFE			20%	Gypsum Board	
	\$800	5	* *	LIFE			1%	Metal Panel	
								Site Enclosure	
								Fence/Gates	
			* *	2043			100%	Chain Link	
								Site Pavements	
								Public Sidewalk	
			* *	2038			100%	Cast in Place Concrete	
								On-Site Walkways	
			* *	2046	\$1,400	4+	90%	Cast in Place Concrete	
			ed: 10%	Area Affect	Extent : Moderate	Crumbling,	Cracking/0		
					crete Yard	: Rear Cor	Location		
		1	* *	2043	\$1,300	Now	10%	Steel Grating	
			1: 10%	rea Affectea	ctent : Moderate, A	Rusting, Ex	Corrosion	2	
				==		: Firescap			
								Activity Yard	
			* *	2038			100%	Cast in Place Concrete	
_		1	: 10%	rea Affectea	\$1,300 ctent : Moderate, A	Now Rusting, Ex	10% Corrosion Location	Steel Grating Activity Yard Cast in Place Concrete	

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

Under 600 Volts

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

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

Asset #: 4442

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100% Other Observation, Extent: Light, Ar Location: Electrical Room Explanation: 2 Main Service Disco			5 Amperes .	\$200 Each.	
Switchgear / Switchboard	*					
Fused Disc Sw	30%	2043	* *	5	\$100	
	Other Observation, Extent : Light, Ar Location : Electrical Room		: 100%		****	
	Explanation: 1 Vertical Section					
Fused Disc Sw	30%	2033	\$39,000	5	\$100	
	Other Observation, Extent: Light, Ar Location: Electrical Room Explanation: 1 Vertical Section	ea Affected	: 100%			
Molded Case Bkrs	40%	2043	* *	5	\$400	
Worded Case Bkis	Other Observation, Extent: Light, Ar Location: Electrical Room Explanation: 1 Vertical Section			3	\$400	
Raceway	Explanation . 1 / Critical Section					
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: Ligit Location: Throughout The Building		ected : 100%			
Fluorescent	2%	2033	\$12,800	10	\$800	
	Compact Fluorescent Light, Extent : Location : Throughout The Building		Area Affected : 100	9%		
LED	2%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$5,100	
Exit, Battery	50%	2038	* *	10	\$1,400	

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

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

Asset #: 4442

Electrical	Current Repair	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est FY	imated 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 Courtyar	d						
No Component	70%							
Alarm								
Security System								
Generic	75%	2038	* *	1	\$11,800			
	Other Observation, Extent : Light Location : Hallways And Cour	***	0%					
	Explanation: CCTV Surveillar	ice 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 Alar	m					
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, M Horns	anual Pull Stations, A	Alarm Bells, Si	noke Dei	tectors And			

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed 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	A, Area Affected :	100%			
	Location: Boiler Room					
	Explanation: 1 Unit					
Distribution	-					
Steam Piping/Pump	100%	2043	* *			
Terminal Devices						
Convector/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%					
Ventilation						

Ventilation

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

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

Asset #: 4442

Mechanical	Current Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ventilation								
Distribution								
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$23,400			
Exhaust Fans	1000/	2011	* *		44.200			
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 A	Iffected :	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 A							
	Location: 1 Unit From Basement To 6	oth Floor,	1 Unit From Base	ment 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							

Maintenance \$ are aggregated over a 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

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	



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

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

Asset #: 1975

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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

chitecture	Curr	ent Repair	Future	e Replacement	M	aintenance	
tem Component Type	% of Fail D Total (Yea	Oate Estimated Cos rs)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Parapets	50/			ماد ماد	_	ФО ООО	
Cast Stone/Terra Cotta	5%	# 100 00	LIFE	* *	5	\$8,800	
Masonry: Brick	Location : Thro	ling, Extent : Moderd oughout	ate, Area Afj		5	\$19,700	
	Location : Thro	-					
	Joint Mortar Mis Location : Thro	ss/Erode, Extent : Mo oughout	oderate, Ared	a Affected : 20%			
		ent : Moderate, Area	Affected: 2	0%			
Masonry: Granite	3% Nov	w \$18,100) LIFE	* *	5	\$900	
·	Joint Mortar Mis Location : Thro	ss/Erode, Extent : Lig oughout	ght, Area Aff	ected : 10%			
Metal Panel	5% Recent Installation Location: Thro	on, Extent : N/A, Arec	2051 a Affected :	* *	5	\$4,400	
Roof							
Asphalt Shingle	Location : West	Elements, Extent : Mo t Roof Over Entry Ar	oderate, Are ea				
	Location : West	ling, Extent : Moder t Roof Over Entry Ar	rea				
	Location : Mai	Evident, Extent : N/A, n Roof Areas	, Агеа Ајјес	rea : 90%			
Fluid Applied Roofing		on, Extent : N/A, Ared ers At Barrel Roof	2059 a Affected :	**			
Metal Panel	7%		2036	\$250,300	10	\$31,500	
Modified Bitumen		c/Miss, Extent : Mod		\$939,600			
	Location: Thir	d Floor Bulkhead					
Skylight, Metal/Glass	3% Corrosion/Rustin Location: Skyl	ng, Extent : Moderate ights On West Roof	2031 e, Area Affec		10	\$24,600	
Skylight, Metal/Glass	3% Corrosion/Rustin Location: Skyl Deformed/Dented Location: Thro Water Penetratio	ng, Extent : Moderate ights On West Roof d, Extent : Light, Are oughout m, Extent : Severe, Ai	2031 e, Area Affec ea Affected :	20%	10	\$24,600	
Skylight, Metal/Glass Skylight, Plastic	3% Corrosion/Rustin Location: Skyl Deformed/Dente Location: Thro	ng, Extent : Moderate ights On West Roof d, Extent : Light, Are oughout m, Extent : Severe, Ai	2031 e, Area Affec ea Affected :	20%	10	\$24,600	
	3% Corrosion/Rustin Location: Skyl Deformed/Dente Location: Thro Water Penetratio Location: Thro	ng, Extent : Moderate ights On West Roof d, Extent : Light, Are oughout m, Extent : Severe, Ai	2031 e, Area Affec a Affected : rea Affected	20% : 80%		\$24,600	
Skylight, Plastic	3% Corrosion/Rustin Location: Skyli Deformed/Dente Location: Thro Water Penetratio Location: Thro 2% 85% Nov	ng, Extent : Moderate ights On West Roof d, Extent : Light, Are oughout on, Extent : Severe, Ar oughout x \$114,200 ass/Erode, Extent : Mo	2031 e, Area Affected: rea Affected 2036 D LIFE	20% : 80% \$540,500		\$24,600 \$26,000	

Interior

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

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

Asset #: 1975

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

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

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

Asset #: 1975

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
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/O Location	Crumbling, : Through	a Affecte	ed : 10%				
Gypsum Board	15%			LIFE	* *	5	\$17,200	
Masonry: Brick	10%	Now	\$181,700	LIFE	* *			
	Location Water Pen	: Basemen	 xtent : Moderate, A		•			
	Worn/Eroa	le, Extent :	 Moderate, Area A <u>f</u> oom In Basement	fected : 2	20%			
Plaster	Cracking/0	_	\$208,900 Extent : Moderate out West Entry Win		* * Gected : 50%	5	\$25,800	
	Paint Peeling, Extent : Moderate, Area Affected : 60% Location : Throughout West Entry Wing							
			xtent : Moderate, A out West Entry Win		cted : 20%			
Wood		2-4 ed Finish, : Through	\$33,600 Extent : Moderate, out	LIFE Area Aff	* * Pected : 10%	5	\$38,200	

Maintenance \$ are aggregated over a ten-year period. Site specific 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 I	Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior								
Ceilings								
AcousTileSusp.Lay-In	2% Now Broken/Missing Elem Location: First Flo	or			5	\$3,400		
	Staining/Discoloring, Location: Entrywa Water Penetration, E. Location: Through	y And Laundry Roo xtent : Severe, Ared						
Embossed Metal	5% Now Broken/Missing Elem Location: Through	\$51,300 ents, Extent : Mod	LIFE erate, Ar	* * ea Affected : 20%	5	\$7,700		
	Corrosion/Rusting, E Location: Second I Deformed/Dented, Es Location: Second I	Floor Mezzanine ctent : Moderate, A						
Exposed Struc: Steel	35% Recent Repair Evider Location : Drill Are		LIFE ea Affecto	* * ed : 10%				
Exposed Struc: Wood	35% Now Recent Repair Evider Location : Drill Are		LIFE ea Affecte	* * ed : 10%				
Plaster	23% Now Broken/Missing Elem Location: Through			* * ea Affected : 50%	5	\$49,000		
	Cracking/Crumbling, Location: Through Paint Peeling, Extent	out						
	Location : Through Water Penetration, E.	out xtent : Moderate, A						
C4. E. 1	Location : Through	out						
ite Enclosure Fence/Gates								
Iron Picket	100% 0-2 Corrosion/Rusting, E Location: Corner I	Posts						
	Deteriorated Finish, Location: Through		a Affected	d: 10%				
Free Standing Walls	Location . Imough	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~						
Masonry: Fieldstone	100% Now Joint Mortar Miss/Er Location : Through	out						
	Vegetation Growth, E Location : Tree On Other Observation, E	Тор						
	Location : Through							
	Explanation: Gran	ite War Memorial						

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

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

Asset #: 1975

Architecture		Current F	Repair	Futu	re Replacement	М	aintenance	
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		Now	\$7,500	2041	* *			
	Broken/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Areaway	S					
	Cracking/	racking/Crumbling, Extent : Moderate, Area Affected : 10%						
	Location	: Areaway	S					
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/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: Through	out Perimeter Of B	uilding				
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Through	out Perimeter Of B	uilding 2	And Areaways			
Pavers/Stone	20%	Now	\$1,900	2034	\$38,900			
	Broken/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Entry Sto	airs On South Eleve	ation				
		-	ode, Extent : Mode		ea Affected : 30%			
			airs On South Eleve		00			

Electrical	Current Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	25%	2031	\$24,000	5	\$200			
	Other Observation, Extent : Light, Are	a Affected	: 100%					
	Location: 1st Floor Electrical Room	ı						
	Explanation: One 600 Ampere Mair	n Disconne	ct 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 Mair	n Disconne	ct Switch					
Molded Case Bkrs	25%	2031	\$113,800	5	\$1,500			
	Other Observation, Extent : Light, Are	a Affected			. ,			
	Location: Generator Room							
	Explanation: One 400 Ampere Mair	n Disconne	ct 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 Disc	onnect Swi	tch					

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

Note:

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

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

Asset #: 1975

Electrical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Transformers								
Dry Type	100% Other Observation, Ex Location: 1st Floor Explanation: Two Tr	Electrical Room		\$26,700 : 100%	5	\$800		
Switchgear / Switchboard								
Fused Disc Sw	Location: Basement	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 Dis			,		,		
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 Other Observation, Ex Location : Basement Explanation : Two Fa	Electrical Room			5	\$500		
Molded Case Bkrs	70%		2030	\$335,300	5	\$4,200		
Wiring Braided Cloth	60% 2-4 Insulation Aged, Exten Location : Througho		2056	* *	1	. ,		
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 Not in Service, Extent Location : Generator		2046 ected : 10	**	1	\$78,700		
	Other Observation, Ex Location : Generator Explanation : One 10	r Room	Affected	: 100%				
Batteries	1							
Lead/Acid	100%		2027	\$2,500	5	\$8,400		

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

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

Asset #: 1975

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated 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:		: 100%			
	Location : Basement Gener					
	Explanation: One 275 Gal	lon				
Lighting						
Interior Lighting	100/	2025	#2.12.5 00	10	#20.700	
Fluorescent	10%	2027	\$343,500	10	\$20,700	
	Other Observation, Extent : Location : Stairs And Base.		: 100%			
		ment				
11115	Explanation: T-8 Lamps	2025	Φ 2 (7 100	1.0	Φ 7 00	
HID	10%	2027	\$267,400	10	\$700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Abandoned, Spaces Not In Use				
	•	ices Not In Use				
	Explanation : Not In Use		****		*	
Incandescent	10%	2027	\$380,000	2	\$500	
LED	70%	2039	* *			
Egress Lighting	500/	2026	#100 5 00	10	#27.2 00	
Emergency, Battery	50%	2036	\$189,500	10	\$27,200	
Exit, Battery	50%	2036	\$159,900	10	\$7,600	
Exterior Lighting	100%	2020	* *			
LED	100% Recent Installation, Extent :	2039				
	Location: Building Perime		100/0			
A 1	Location . Buttaing I erime	ier				
Alarm Security System						
No Component	90%					
Generic	10%	2036	\$42,400	1	\$8,400	
Generic				1	φο, τ ου	
	Location : First Floor	Other Observation, Extent : Light, Area Affected : 100%				
	Explanation : CCTV Surve	illance System				
Fire/Smoke Detection	Empression Corr Surve	vee System				
No Component	70%					
Generic, Digital	30%	2027	\$174,700	1-3	\$43,000	
			,		, +	

Mechanical	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te 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		

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

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

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

Asset #: 1975

Mechanical	Cur	rent Repair	Future	Replacement	Maintenance			
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Conversion Equipment Steam Boiler	Location: Box	nt : Moderate, Area Affe ilers ion, Extent : N/A, Area 2 iler Room			1	\$201,200		
Distribution Steam Piping/Pump	Location: Co.	nt : Severe, Area Affecte ndensate Return Tank. E xtent : Moderate, Area .	Basement	\$1,808,000				
Terminal Devices Air Handler		ow \$42,500 c, Extent : Severe, Area A Of 5 Units In Armory - G		\$849,700 0%	1	\$25,100		
Convector/Radiator	60% No Damaged, Exter Location : Thr	nt : Moderate, Area Affe	2029 ected : 10%	\$1,107,700	1	\$39,400		
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		
0 0	Location: Roc	ion, Extent : Light, Area of Serves Kitchen Area. W						
Window/Wall Unit	5% Other Observat Location: 3ra	ion, Extent : Light, Area	2027	\$42,800	1			
No Component	80%							
Distribution Ductwork/Diffusers No Component	15% 85%		LIFE	* *	2	\$44,100		
Ventilation Distribution Ductwork/Diffusers	40%		LIFE	* *	2-5	\$50,400		
No Component	60%							

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

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

Asset #: 1975

echanical	Current Repair Future Replacement Maintenance					aintenance		
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
tilation								
Exhaust Fans	400/		2025	A400 500		#2 000		
Interior	40%		2027	\$400,500	2	\$2,800		
		Extent : Light, Area	Affected :	100%				
	Location : Above	-						
	Explanation : Ger	ieral And Lavatory E	Exhaust. N	ot Observed				
Interior	60% 0-2	\$600,800	2041	* *	2	\$3,300		
	Other Observation,	Extent: Severe, Are	a Affected	: 100%				
	Location: Above	Ceiling. Not Observe	ed					
	Explanation : Ine	ffective Ventilation C	f Shower .	Rooms				
mbing		,						
H/C Water Piping								
Galvanized Steel	100% Now	\$57,600	2029	\$2,882,300	1			
	Corroded, Extent:	Moderate, Area Affe	cted : 15%					
	Location : Throug	**						
Water Heater With Tanks		•						
Gas Fired	35%		2029	\$6,000	2			
Gas i ned		Extent : Light, Area			2			
	Location : First F	-	пуссиси.	10070				
			~allon Cor	mina I anatonica				
		leater With Two 100-						
Gas Fired	55%		2029	\$9,400	2			
		Extent : Light, Area	Affected :	100%				
	Location : First F							
	Explanation : 2 H	eaters Each With 50	0-gallon T	Tank Serving Show	vers			
Gas Fired	10%		2027	\$1,700	2			
	Other Observation,	Extent: Light, Area	Affected:	100%				
	Location: Baseme	ent						
	Explanation : Ser	ves 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		
2 401112121010		Extent : Severe, Are			•	ψ 1,000		
	Location : Boiler			. 100/0				
	Explanation : Slo							
Pool Filter/Treatment	Елрининоп . 510	w Druin						
Not Accessible	100%							
	10070							
Backflow Preventer	(70/							
No Component	67%	F 1:1. 1	100 . 1	00/				
		Extent: Light, Area	Affected :	U%				
	Location : Basemo							
		inkler Service Only						
Generic	33%		2039	* *	1	\$4,600		

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Current Repair Future Replaceme				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent : S	evere, 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	

^{**} 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



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

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

Asset #: 4453

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance		
vstem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls	000/ 37	4.4 - 4 00		de de	_	4444		
Masonry: Brick	90% Now Cracking/Crumbling Location: South F Joint Mortar Miss/F Location: Throug Vegetation Growth, Location: North F Water Penetration,	Tacade Trode, Extent : Light hout Extent : Light, Area Facade	, Area Afj Affected	Tected : 5%	5	\$136,900		
		and South Facades	00					
Masonry: Granite	7% 0-2 Joint Mortar Miss/E Location : Throug	_	LIFE Area Aff	* * fected : 5%	5	\$8,000		
Stucco Cement	3% Now Cracking/Crumbling Location : East Fa	\$28,300 g, Extent : Moderate cades Above Flat Ro		\$282,900 Gected : 20%	5	\$5,700		
Windows								
Aluminum	100% Now Water Penetration, Location: Baseme	-	2047 Affected .	* *	5	\$10,900		
Parapets								
Copper/Terne Masonry: Brick	10% 85% Now Cracking/Crumbling Location: Throug	hout			5 5	\$40,500 \$71,200		
	Joint Mortar Miss/E Location : Throug		, Area Afj	fected : 10%				
Pre-Cast Concrete	5%		LIFE	* *	5	\$26,400		
Roof Asphalt Shingle	80% Now Recent Installation, Location: Throug		2044 Iffected :	**				
Copper/Terne	5% Now Water Penetration, Location: Gutters	\$53,400 Extent : Moderate, A Into YMCA Space A	00					
Modified Bitumen	5% Recent Installation, Location: Throug		2039 Iffected :	**	10	\$18,600		
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

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

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

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								
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%		\$19,300	2031	\$386,900	5	\$4,000	
	_	en/Split, Ex 1 : YMCA M	tent : Light, Area A Iain Space	Iffected :	20%			
Traffic Topping	Location Other Obs Location	ubstrate, Ex n : West Side vervation, E n : Main YM	\$105,800 tent : Moderate, Ave e Of Main Basketbe extent : Light, Area ICA Athletic Space tic Wear Surface	all Court Affected		5	\$25,300	
Vinyl Tile	25%			2031	\$2,041,900	3	\$25,300	
Wood	20%		\$2,116,100	2071	**	5	\$50,600	
	Location Other Obs Location	a: 3rd Floo ervation, E a: 3rd Floo	xtent : Light, Area					
Wood	14% Dry Rot/D Location Misaligne	Now Decay, Exten	\$49,400 nt : Severe, Area Afj Veight Room Extent : Moderate,			5	\$35,400	

Maintenance \$ are aggregated over a ten-year period. Site specific 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

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Interior Walls	100/	0.2	¢70.000	LIEE	* *			
Cast in Place Concrete	10%	0-2	\$79,800 Extent : Light, Are	LIFE				
	-	: Through	-	га Ајјесте	2a : 20%			
Ceramic Tile	3%			2034	\$346,400	5	\$5,800	
Gypsum Board		Now	\$14,700	LIFE	* *	5	\$28,700	
	_	_	Extent : Light, Are Iain Space	ea Affecte	ed : 10%			
Masonry: Brick	15%	Now	\$119,900	LIFE	* *			
	_	_	Extent : Severe, A all Of YMCA Main		ted : 10%			
	Efflorescer	nce, Extent	: Light, Area Affec	ted : 10%	6			
	Location	: YMCA N	Iain Area					
Metal Panel	1%	Now	\$9,000	LIFE	* *			
	Deformed/	Dented, Ex	ctent : Moderate, A	rea Affec	eted : 70%			
	Location	: Basemen	nt					
Plaster	20%		\$408,600	LIFE	* *	5	\$11,500	
		ssing Elem : 3rd Floo	ents, Extent : Seve r	re, Area 2	Affected : 100%			
	Other Obs	ervation, E	Extent : Severe, Are	a Affected	d: 100%			
	Location	: 3rd Floo	r					
	Explanat	tion : Aban	doned 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	
	_	0 0	Extent : Moderate,	Area Aff	ected : 20%			
		: Through		1.00				
			xtent : Severe, Area	00	l : 5%			
		: veterans	Section Of Buildin					
Embossed Metal	15%			LIFE	* *	5	\$20,500	
Exposed Struc: Concrete				LIFE	* *	5	\$4,700	
Exposed Struc: Steel	10%	N I	¢101 200	LIFE	* *	5	¢20,000	
Plaster	20%		\$101,200	LIFE		5	\$38,000	
		: Through	Extent : Moderate out	г, Агеи Ај	jecieu . 10/0			
Plaster		Now	\$758,800	LIFE	* *	5	\$28,500	
		ssing Elem : 3rd Floo	ents, Extent : Seve r	re, Area 2	Affected : 100%			
		ervation, E : 3rd Floo	Extent : Light, Area r	Affected	: 100%			
			doned Area					
Wood		Now	\$45,300	LIFE	* *	5	\$398,700	
11004			Extent : Moderate,		C4-1. 200/	J	Ψ270,700	
	Deteriorat	ea r misn	extent : Moaeraie	Агеа Ап	ectea : 20%			

Site Enclosure

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

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

Asset #: 4453

Architecture	Cur	rent Repair	Futur	e Replacement	Maintenance			
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure								
Fence/Gates								
Iron Picket	100%		2051	* *				
Retaining Walls								
Masonry: Fieldstone	100%		2041	* *				
Site Pavements Public Sidewalk								
Cast in Place Concrete	100% No	w \$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	Curre	Current Repair		re Replacement	Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2051	* *	5	\$900	
	Other Observation	on, Extent : Light, Area	Affected	! : 100%			
	Location : Elec	trical Room In YMCA					
	Explanation : C	One 4,000 Ampere Main	n Discon	nect 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

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

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

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

Asset #: 4453

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches					***	
Automatic	100%	2044	* *	1	\$61,900	
Generators Diesel	100% Other Observation, Extent : Light, Area Location : Generator Room In YMCA Explanation : 300 Kilowatt Rated Cap	!		1	\$78,000	
Batteries	Explanation : 300 Kilowali Kalea Cap	pacity. Ge	nerator is Duat I t	ієї Сири	Die.	
Lead/Acid	100%	2027	\$2,700	5	\$7,500	
Fuel Storage Main Tank	100% Other Observation, Extent : Light, Area Location : Generator Room In YMCA Explanation : 275 Gallon Capacity	2059 a Affected	* *	5	<i>\$1,000</i>	
Lighting						
Interior Lighting Fluorescent	40% T-8 Lamps And Fixtures, Extent : Light, Location : Throughout The Building	2036 , Area Affe	\$1,341,800 ected : 100%	10	\$73,900	
Fluorescent	5% Other Observation, Extent : Light, Area Location : Third Floor Shelter Side Explanation : Fluorescent Fixtures Ar			10	\$9,200	
Fluorescent	3% Compact Fluorescent Light, Extent : Light,	2031	\$100,600	10	\$5,500	
Fluorescent	1% T-12 Lamps And Fixtures, Extent : Ligh Location : Second Floor Shelter Side	2027 nt, Area Af	\$33,500 fected : 100%	10	\$1,800	
HID	50% Now \$65,300 Not in Service, Extent : Moderate, Area Location : Eighty Fixtures Are Not Op					
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 Alarm	95%					

Alarm

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

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

Asset #: 4453

Electrical	Current Repair	Future Replacement			Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	50%					
Generic	50%	2039	* *	1	\$37,600	
	Other Observation, Extent : Light	, Area Affected : 1009	%			
	Location : Throughout The Build	ding				
	Explanation: CCTV Surveilland	e System Recently In	stalled.			
Fire/Smoke Detection						
No Component	25%					
Generic, Digital	75%	2036	\$426,500	1-3	\$95,900	

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	Priority	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%		2051	* *	1			
1 401	Location : Buried U	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% Other Observation, E. Location: Boiler Ro		2044 Affected	* * : 100%	1	\$199,400		
	Explanation : Two I		oilers					
Distribution Central Plant Steam Piping/Pmp	25%		2031	\$1,549,900	4	\$3,700		
	On Extended Life, Ext Location : Through							
Central Plant Steam Piping/Pmp	75%		2051	* *	4	\$11,200		
Terminal Devices								
Air Handler	70%		2036	\$2,904,200	1	\$87,100		
Convector/Radiator	30%		2029	\$540,800	1	\$19,500		
	On Extended Life, Extended Location: Through							
Air Conditioning								
Energy Source								
Electricity	100%		2047	* *	1			

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

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

Asset #: 4453

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted 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 : L Location : Roof Explanation : 2 Packaged A			ino Side		
Split Unit	5%	2036	\$261,800	ing sinc.		
	Other Observation, Extent : L Location : YMCA Building S Explanation : 4 Split Units S					
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% Other Observation, Extent : L Location : YMCA Building S		\$2,994,500 : 100%	1	\$87,100	
	Explanation: 4 Air Handlin		<i>A</i> .			
No Component	30%	8				
Ventilation						
Distribution Ductwork/Diffusers No Component	80% 20%	LIFE	* *	2-5	\$89,800	
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	10070	2030	Ψ2,011,000			
Gas Fired	100% Other Observation, Extent: L Location: Basement Boiler Explanation: 4 Gas-fired D	Room		2		
Sanitary Piping						
Cast Iron Cast Iron	70% 30%	LIFE LIFE	* *	1 1		
	On Extended Life, Extent: Me Location: Throughout The I	oderate, Area Affect		1		

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

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

Asset #: 4453

Mechanical	Current F	Repair	Futur	e Replacement	Cycle Estimated Cost (Yrs)					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	•	Estimated Cost	Priority			
umbing										
Storm Drain Piping										
Cast Iron	100% 0-2	\$15,600	LIFE	**	1					
	Blockage /Clogged, E				060 111					
	* *				Of Buildi	ng				
		Other Observation, Extent : Light, Area Affected : 100%								
	Location : Around T									
G P ()	Explanation : Alumi	num Scuppers Ana	Leaders	Observed						
Sump Pump(s)	1000/		2021	Φ44 100	4	Φ.C. 400				
Non-Submersible	100%		2031	\$44,100	4	\$6,400				
Backflow Preventer	1000/		2026	#00.700	1	#12.200				
Generic	100%		2036	\$98,500	1	\$12,300				
Fixtures	1000/									
Generic	100%	tout . Conoue Auga	1 Castad	. 1000/						
	Obsolete Fixtures, Ex Location : Various I			. 100%						
re 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 Pum	-	_							
	Explanation: 2 Fire	Pumps Each With	A Jockey	y Pump.						

Maintenance \$ are aggregated over a 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



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

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

Asset #: 1948

Architecture		Current l	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			\$255,300 rode, Extent : Mode out All Facades	LIFE rate, Are	* * ea Affected : 15%	5	\$58,600	
	Other Obs	ervation, E : All Facil	Extent : N/A, Area A			La The A	Iogu Eutono	
Due Coet Commete		ion : This	ғасшіу 18 Опоссир		**			
Pre-Cast Concrete Window Wall	25% 9%			LIFE 2056	* *	5 5	\$144,300 \$30,000	
Windows Wan	970			2030		3	\$30,000	
Aluminum	-	0-2 ution, Exter : Through	\$367,400 nt : Moderate, Area out	2052 Affectea	* *	5	\$9,600	
	Location Water Pen	: Through	xtent : Moderate, A					
Parapets								
Masonry: Brick	Location Caulking I	: South We	ed, Extent : Modera			5	\$1,600	
Metal Panel	10%			2056	* *	5	\$1,700	
Metal Rail No Component	35% 20%			2049	* *	5-10	\$28,000	
Roof								
Metal Panel	Location Vegetation	: South Ro	Extent : Moderate, A			10	\$53,000	
Modified Bitumen Modified Bitumen	Location Water Pen	: At Drain etration, E	\$210,500 Extent : Severe, Area as extent : Severe, Area and South Wings	-		10	\$16,000	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	\$36,500	

Interior

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

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

Asset #: 1948

Architecture		Current I	Repair	Futur	e Replacement	ent Maintenance		
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors	200/			LIPP	* *		Ф125 000	
Cast in Place Concrete	30%			LIFE	* *	5	\$135,900	
Ceramic Tile	30% 40%	0-2	\$22,900	2045 2041	* *	5	\$31,100	
Vinyl Tile			\$22,900 ents, Extent : Mod				\$15,500	
		issing Etem i : Through		eruie, Ar	ей Аујескей . 1570			
		_	ent, Extent : N/A, A	rea Affec	eted : 25%			
		: Through		33				
	Uneven Si	ıbstrate, Εχ	tent : Moderate, A	rea Affec	ted : 2%			
	Location	: First Flo	or Corridor					
	Worn/Ero	le, Extent :	Light, Area Affecte	ed: 50%				
	Location	: Through	out					
Interior Walls								
Concrete Masonry Unit	10%		\$26,600	LIFE	* *	5	\$5,700	
			xtent : Moderate, A	rea Affe	cted: 5%			
a. a a		a : 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	e 30%			LIFE	* *	5-10	\$39,200	
Gypsum Board		Now	\$11,000	LIFE	* *		\$39,200	
Gypsum Board			Extent : Moderate		ffected : 15%	3	Ψ37,200	
	_	_	id South Ends, Stai		,			
Plaster		Now	\$63,500	LIFE	* *	5	\$26,100	
1 100001			xtent : Severe, Area		d : 10%		\$20,100	
			nd South Wings	55				
te Enclosure			-					
Fence/Gates								
Chain Link	20%			2046	* *			
		_	xtent : Light, Area	Affected	: 50%			
		: Through	out					
Exposed Struc: Steel	80%			LIFE	* *			
		_	: Moderate, Area	00				
	Location	i : Through	out, Galvanized Ste	eel Adhes	sion Issues			
Retaining Walls	1000/			2071	* *			
Cast in Place Concrete The Pavements	100%			2071	7. 7.			
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways	100/0			∠U¶?				
Cast in Place Concrete	100%	2-4	\$21,400	2049	* *			
			Extent : Moderate		ffected : 15%			
	_	: Through		. 7.				
		_	ent : Moderate, Ar	ea Affecto	ed : 10%			
		: Through						

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

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

Asset #: 1948

Architecture	Current Repa	nir	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Parking/Driveway							
Asphalt	100% 4+	\$4,000	2039	* *			
	Cracking/Crumbling, Ext	ent : Light, Are	a Affecte	ed : 10%			
	Location : Throughout	-					
Activity Yard							
Rubber Matting	60% Now	\$5,800	2036	\$57,500			
	Broken/Missing Elements	Extent : Mode	erate, Are	ea Affected : 10%			
	Location : Throughout,	Missing Tiles		55			
	Tripping Hazard, Extent:	Tripping Hazard, Extent: Moderate, Area Affected: 10%					
	Location : Throughout						
Rubber Matting	40%		2031	\$38,400			

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/	2026	44.5.000	_	4.00	
Fused Disc Sw	100%	2036	\$25,300	5	\$300	
	Other Observation, Extent : I Location : Electrical Room		100%			
			0 4 M-i Di		4 Carrier I	
G ': 1 / G ': 11 1	Explanation: One 1,200 Ar	npere Ana One 1,60	0 Ampere Main Di	sconneci	t Switch	
Switchgear / Switchboard Fused Disc Sw	100%	2036	¢162 600	5	\$300	
	100%	2030	\$162,600	3	\$300	
Raceway Conduit	100%	2036	\$115,900	1		
Panelboards	10070	2030	\$113,900	1		
Fused Disc Sw	5%	2035	\$4,500	5	\$100	
Molded Case Bkrs	95%	2035	\$85,300	5	\$1,700	
Wiring	7570	2033	Ψ03,300		ψ1,700	
Thermoplastic	100%	2036	\$173,900	1		
Motor Controllers			4-7-92-0			
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 : 1	00	100%			
	Location : Second Floor Co	ıfeteria				
	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	

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

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

Asset #: 1948

Electrical	Current Repa	ir Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated 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 A	Alarm And Motion Sens	or					
Generic	50%	2031	\$63,300	1	\$12,600			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Inside And Or	ıtside						
	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							

l echanical	Current Repa	air Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2046	* *	1		
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location: Throughout					
	Explanation: This Is U	าoccupied Building And	l Scheduled To Be I	Demolish	ned Soon.	
Conversion Equipment						
Hot Water Boiler	100%	2041	* *	1	\$33,300	
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location: Basement					
	Explanation: 2 Gasolin	e Fired Hot Water Boil	ers			
Distribution						
Hot Wtr Piping/Pump	100% Now	\$7,400 2044	* *	4	\$3,300	
	Corroded, Extent: Model	ate, Area Affected : 5%				
	Location: Basement, Be	oiler Room. Corroded H	Iot Water Return P	iping		
	Insul. Deteriorating, Exte	nt : Moderate, Area Aff	ected : 10%			
	Location: Basement. Be	oiler Room. Hot Water	Return Piping Brok	en Insul	ation	
Terminal Devices						
Air Handler	10%	2031	\$126,900	1	\$4,200	
Convector/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

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

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

Asset #: 1948

Mechanical		Current l	Repair	Futur	Future Replacement		Maintenance	
System Component	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
Air Conditioning	•			•				•
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit -	10%			2036	\$113,300	2	\$400	
Heating/Cooling								
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	1.007			2021	014200	2	04.700	
Evaporative Condenser	10%			2031	\$14,200	2	\$4,700	
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$59,500	
Exhaust Fans	10070			LIFE		2-3	\$39,300	
Roof	95%			2036	\$124,300	2	\$2,000	
Roof	5%		\$3,300	2046	\$12 4 ,500 **	2	\$100	
1001			ent : Light, Area A <u>f</u>		00%	2	\$100	
			haust Fan 15	,	0070			
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
11	Other Obs	servation, E	Extent : N/A, Area A	Affected :	100%			
	Location	ı : Basemer	nt					
	Explana	tion : Boos	ter Pump And Hot	Water Sto	orage Tank.			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron		Now	\$4,800	LIFE	* *	1		
			loderate, Area Affe		í			
	Location	ı : Basemer	ıt. Corroded Drain	Piping				
Fixtures								
Generic	100%							
Vertical Transport								
Elevators	10007			TIPP	* *			
Hydraulic	100%		Tutant . Liabt A	LIFE Affacted				
			Extent : Light, Area	Ајјестеа	: 100%			
			nt To 2nd Floor					
Fire Suppression	Ехріапа	tion: 1 Un	11					
Sprinkler								
Generic	100%			2036	\$932,300	1-2	\$18,900	
Cononio			er, Extent : Light, 2			1 4	Ψ10,700	

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 4448

chitecture	Current Repair		Futur	e Replacement	Maintenance		
stem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Cast in Place Concrete	5% 4+	\$2,000	LIFE	* *	5	\$8,300	
	Cracking/Crumbling, Ex	_	a Affecte	ed : 5%			
	Location : Along East	151st Street					
Cast Stone/Terra Cotta	80%		LIFE	* *	5	\$206,900	
	Other Observation, Exte	ent : N/A, Area Ą	ffected :	100%			
	Location : Throughout						
	Explanation : Materia	l Clarification: 'I	Terra Co	tta 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, Exte	ent : N/A, Area Ą	ffected :	100%			
	Location : Exterior Fa	ce					
	Explanation : Materia	l Clarification: 'I	Terra Co	tta Panels			
Metal Panel	40%		2061	* *	5	\$4,800	
	Other Observation, Exte	ent : N/A, Area A	ffected :	100%			
	Location : Interior Fac	ce					
	Explanation : Materia	l Clarification: I	iber Gl	ass Panels			
Metal Panel	5% 4+	\$300	2061	* *	5	\$300	
	Deformed/Dented, Exter Location : East Facad	_	ffected :	2%			
Metal Rail	15%		2052	* *	5-10	\$8,400	
Roof							
IRMA/Protected Membrane	95% 4+	\$12,900	2040	* *			
2:22	Grvl/Blst Miss/Disp, Ext Location : Various Roo		Area Aff	ected : 5%			
Roll Roofing	5%		2036	\$9,300	5	\$2,400	
Soffits							
Metal Panel	100%		2061	* *	5-10		

Interior

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

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

Asset #: 4448

chitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors	20/ 0.2	Φ0.100	2024	# 40.600	2	#2 400	
Carpet	2% 0-2 Staining/Discoloring Location : Various Worn/Erode, Extent Location : Various	Office And Confere Moderate, Area A <u>f</u>	nce Rooi fected : 2	ns 20%	3	\$3,400	
Cast in Place Concrete	10%		LIFE	* *	5	\$25,100	
	Cracking/Crumbling Location : Baseme		a Affecte	ed : 1%			
Ceramic Tile	5% 2-4 Joint Mortar Miss/E. Location: Various	0	2048 Area Af	* * Fected : 5%	5	\$2,900	
Raised Access Floor	1% Other Observation, I Location: 4th Floo Explanation: Loca	or Server Room	2048 ffected :	**	5	\$4,300	
Terrazzo	10%		LIFE	* *	5	\$9,000	
Vinyl Tile	72% 0-2 Cracking/Crumbling Location: Various Uneven Substrate, E. Location: Various Worn/Erode, Extent Location: Various	Locations Through extent: Moderate, A Locations Through Moderate, Area Aj	out rea Affec out fected : :	ted : 2%	3	\$31,000	
Interior Walls							
Ceramic Tile	5%		2044	* *	5	\$14,800	
Concrete Masonry Unit	15%		LIFE	* *	5	\$17,800	
Fiberglass Panel		Corridor Locations Extent : N/A, Area A Laminated Wall Par	ffected :				
Glass: Single Pane	Explanation : Mate	riai Ciarification	LIFE	* *	5	\$44,400	
Gypsum Board	55% 2-4	\$45,500	LIFE	* *	5	\$97,600	
Gypsuin Board	Cracking/Crumbling Location: Various	, Extent : Light, Are	a Affecte		3	\$97,000	
Ceilings							
AcousTileSusp.Lay-In	70%		2048	* *	5	\$80,400	
Exposed Struc: Concrete			LIFE	* *	5	\$900	
Exposed Struc: Steel	10%		LIFE	* *			
Gypsum Board	10%		LIFE	* *	5	\$14,400	
Wood	5%		LIFE	* *	5	\$50,300	

Site Enclosure

Maintenance \$ are aggregated over a ten-year period. Site specific 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	C	urrent Repa	air	Futur	e Replacement	M	aintenance	
System Component Type		il Date Es Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$2,500	2070	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : A	At Entry Ran	np And Along E	East 151s	t Street			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$5,100	2048	* *			
	Cracking/Cru	ımbling. Ext	ent : Light, Are	a Affecte	ed : 2%			
	Location : V	O.	0 .	33				
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			

Electrical	Current Repair	Future l	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	95%	2055	* *	5	\$400	
	Other Observation, Extent: N/A	, Area Affected : 10	00%			
	Location: Electrical Room					
	Explanation: Main Service De	isconnect Switch Ro	ated At 4,000 Am	peres.		
Fused Disc Sw	5%	2055	* *	5		
	Other Observation, Extent: N/A	, Area Affected : 10	00%			
	Location : Electrical Room	. 55				
	Explanation: Main Disconnec	ct For Fire Pump R	ated At 600 Amp	eres		
Transformers	•	*				
Dry Type	100%	2048	* *	5	\$300	
3 31	Other Observation, Extent: N/A	, Area Affected : 10	00%		*	
	Location : Elevator Machine I					
	Explanation: Two 45 Kva Rat	ed Transformers				
Switchgear / Switchboard	*	J				
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	* *	-	Ψ200	
Drive	.070	20.0				
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,100	

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

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

Asset #: 4448

Electrical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Es	timated 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	1%			
	Location: Roof Enclosure	D 1 4 000	**.*			
	Explanation : Emergency Gene	erator Rated At 900	Kilowatts			
Batteries	1000/	2020	Φ2.500	-	Φ2 000	
Lead/Acid	100%	2029	\$2,500	5	\$2,800	
Fuel Storage	50/	2071	* *	-		
Day Tank	5%	2051		5		
	Other Observation, Extent: N/A, Location: Under Generator	Area Affectea : 100	1%0			
		- 1 Ci+-				
	Explanation: 275 Gallons Rate		de de			
Main Tank	95%	2063	**	5		
	Other Observation, Extent: N/A,		1%			
	Location: Basement Room C3	•				
	Explanation: 2,600 Gallons Re	ated Capacity				
ighting						
Interior Lighting	600/	2025	#7 00 (00	1.0	# 42 2 00	
Fluorescent	60%	2035	\$700,600	10	\$42,200	
	Compact Fluorescent Light, Exte		ected : 100%			
	Location: Throughout The Bui					
Fluorescent	20%	2035	\$233,500	10	\$14,100	
	T-8 Lamps And Fixtures, Extent.		d : 100%			
	Location : Throughout The Bui	lding				
Fluorescent	19%	2035	\$221,900	10	\$13,400	
	T-5 Lamps And Fixtures, Extent.	Light, Area Affecte	d : 100%			
	Location: Second To Fourth F	loor 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, Exte	ent : Light, Area Affe	ected : 100%			
	Location : Canopies	_				
LED	20%	2040	* *			
No Component	70%	2010				
Lightning Protection	, , , ,					
Arresters/Cabling						
Generic	100%	2063	* *	5	\$300	
Alarm		2000			4200	

Alarm

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

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

Asset #: 4448

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t 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 : 1	100%			
	Location: Throughout The Building					
	Explanation : CCTV Surveillance Sy	stem				
Fire/Smoke Detection						
Generic, Digital	100%	2040	* *	1-3	\$47,300	

l echanical	Current Repair	Future	Replacement	M	aintenance	
system Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2055	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2040	* *	1	\$37,900	
	Other Observation, Extent: N/A, Are	ea Affected : 10	00%			
	Location: Penthouse Boiler Room					
	Explanation: Three Gas Fired Mo	dular Boilers				
Distribution						
Hot Wtr Piping/Pump	100%	2051	* *	4	\$5,700	
Terminal Devices						
Convector/Radiator	10%	2040	* *	1	\$2,500	
	Other Observation, Extent: N/A, Are	ea Affected : 10	00%			
	Location: Stairs					
	Explanation: Location Noted					
Unit Heater - Hot Water	5%	2035	\$22,800			
	Other Observation, Extent: N/A, Are	ea Affected : 10				
	Location: Loading Dock, Penthou			se Boiler	Room	
	Explanation: Location Noted					
No Component	85%					
	Other Observation, Extent: N/A, Are	ea Affected : 09	%			
	Location : Penthouse Mechanical					
	Explanation : Reported Under Air	Conditioning				
Controls	The state of the s					
Digital	100%	2028	\$2,204,100			
ir Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		

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

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

Asset #: 4448

Mechanical		Current F	Repair	Futu	re Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost			Priority
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Listimated Cost	litiority
Type								
Air Conditioning Conversion Equipment								
Heat Pump Air Sourced	4%			2029	\$45,900	2	\$200	
Treat I ump / III Sourced		ervation F	Extent : N/A, Area A		·	2	Ψ200	
	Location			55				
	Explanati	on : Two l	Units					
Water Cooled interior Pkg Unit	64%			2033	\$881,900	2		
r kg omt	Other Obse	rvation. E	Extent : N/A, Area A	ffected :	100%			
			se Mechanical Roo		10070			
	Explanati	on : Two l	Units. R-407c Refri	gerant				
Water Cooled interior Pkg Unit		Now	\$44,100	2033	\$441,000	2		
2	Broken, Ex	tent : Ligh	t, Area Affected : 1	00%				
	Location	: Penthou.	se Mechanical Roo	m				
	Other Obse	rvation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Penthou.	se Mechanical Roo	m				
	Explanati	on : One i	Unit. R-407c Refrig	gerant				
Heat Rejection								
Dry Cooler	4%			2035	\$14,100	2	\$2,100	
Water Cooling Tower	96%		37/4	2029	\$372,100	2	\$74,100	
			Extent : N/A, Area A	lffected :	100%			
	Location		-					
Ventilation	Explanati	on : Iwo (Units					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$42,800	
Exhaust Fans	10070			LIIL		2-3	Ψτ2,000	
Interior	60%			2035	\$204,200	2	\$1,400	
Roof	40%			2035	\$59,600	2	\$900	
Plumbing	.070				403,000	_	4,00	
H/C Water Piping								
Brass/Copper	100%	Now	\$19,700	2055	* *	1		
	Leak Evide	nt, Extent	: Light, Area Affec	ted : 2%				
	Location	: Booster	Pump Room C30					
Water Heater With Tanks								
Gas Fired	100%			2028	\$34,200	2		
			Extent : N/A, Area A	Iffected :	100%			
	Location	: Penthou.	se Boiler Room					
	Explanati	on : Two I	Modular Units (Ba	ınk Of 4,	199 MBH, 60 Gall	ons Each	h)	
Sanitary Piping				_				
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping						_		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/			2025	#2.400	_	#2 400	
Submersible	100%			2027	\$2,400	4	\$2,400	
Sewage Ejector(s)	1000/			2025	¢40.200	Λ	Φ4.C00	
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 Repa	ir Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated 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, Exten		ed : 100%			
	Location : Penthouse Bo					
	Explanation : Reduced I	Pressure Zone Valve L	eaks			
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE				
	Other Observation, Exten			_		
	Location: 2 Units From		or, I Unit From Bas	ement To	Penthouse	
	Explanation: Three Uni	its				
Hydraulic	10%	LIFE				
	Other Observation, Exten		: 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	

Maintenance \$ are aggregated over a 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



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

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

Asset #: 4444

rchitecture	Current Repair		Futur	e Replacement	Maintenance					
estem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior										
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	ı : Throughoi	ut							
	Sidewalk Shed in Use, Extent : Light, Area Affected : 50% Location : Throughout									
		netration, Ext n : Upper Roo	ent : Severe, Area of	Affected	d : 15%					
Windows										
Aluminum	Broken/M Location Ctrwt/Ball Location Hardware	n : Throughou nc Not Funct n : Throughou e Missing, Ext	it , Extent : Modera it tent : Moderate, A	ite, Area		5	\$13,800			
	Location	ı : Throughoi	ut							
Parapets	5.5 0/					_	#2.7 00			
Masonry: Brick	75%			LIFE	* *	5	\$2,700			
Metal Panel	5% 20%			2060	* *	5	\$700			
Metal Rail Roof	20%			2047		5-10	\$13,200			
Copper/Terne	Water Pen	Now netration, Ext n : Stair Bulk	\$29,200 ent : Moderate, A head	2049 rea Affed	* * cted : 20%					
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

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

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

Asset #: 4444

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	1.40/			2022	#270 COO	2	Ф41 000	
Carpet	14%			2033	\$370,600	3	\$41,900	
Cast in Place Concrete	5%			LIFE	**	5	\$16,400	
Ceramic Tile	5%		\$204.500	2043	**	5	\$7,500	
Steel Plate	2%		\$204,500	LIFE		1		
		issing Eiem 1 : Basemen	ents, Extent : Mod et Stair	eruie, Ar	eu Ajjecieu . 25/6			
			xtent : Severe, Ared	a Affacta	d · 50%			
		r Kusting, E 1 : Basemer		і Ајјесте	u . 30/0			
77' 17E'1				2020	* *		Φ41.500	
Vinyl Tile		Now	\$61,200	2039		3	\$41,500	
		-	ents, Extent : Mod nts Throughout	ea Affectea : 10%				
		•	nis Throughoui Extent : Moderate	1 4 mag 1	ffeeted : 150/			
	_	_	Extent . Moderate nts Throughout	, Areu Aj	ijeciea . 1576			
		-	ms Throughout Moderate, Area Aj	factad :	100%			
			moderaie, Area A <u>j</u> nts Throughout	јестеа.	100/0			
Interior Walls	Locuitor	i . Hpurime	nis Throughout					
Ceramic Tile	5%	Now	\$20,200	2037	* *	5	\$3,700	
Ceranic The			Extent : Moderate		ffected : 15%	5	Ψ3,700	
	_	_	ns In Dormitories	,	0			
Gypsum Board	45%			LIFE	* *	5	\$39,600	
Marble Panels	5%			LIFE	* *		4,	
Plaster		Now	\$80,300	LIFE	* *	5	\$19,800	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	eted : 10%		. ,	
	Location: Exit Stair, Basement, Apartments Throughout							
	Paint Pee	ling, Extent	: Light, Area Affec	ted: 109	%			
	Location	ı : Apartme	nts Throughout					
	Water Pen	etration, E.	xtent : Severe, Area	a Affected	d : 5%			
	Location	ı : Apartme	nts Throughout					
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	\$15,000	
Exposed Struc: Concrete				LIFE	* *	5	\$2,300	
Gypsum Board	15%			LIFE	* *	5	\$28,100	
Plaster	65%		\$147,900	LIFE	* *	5	\$60,800	
		-	ents, Extent : Seve	re, Area .	Affected : 5%			
			nts Throughout	4.00	1 100/			
			Extent : Severe, A		eted: 10%			
			t, Apartments Thro	_	1 50/			
			xtent : Severe, Area	i Affected	d: 3%			
C't. D.	Location	i : Apartme	nts Throughout					
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,000	2047	* *			
Cast in 1 face Concrete			Extent : Light, Are					
	_	crumoung, ı : Through	-	m rijjecil	. 10/0			

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

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

Asset #: 4444

Electrical		Current F	Repair	Future Replacement		Maintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	Location :	Electrica	xtent : Light, Area il Room 1,000 Ampere Mair			5	\$500	
Switchgear / Switchboard Fused Disc Sw	100%	on . One	,,000 impere war	2060	**	5	\$500	
Raceway Conduit Conduit	40% 60%			2034 2060	\$71,200 * *	1 1		
Panelboards Fused Disc Sw Molded Case Bkrs	15% 85%			2050 2056	* *	5 5	\$400 \$2,500	
Wiring Braided Cloth	10% Insulation A	_	\$27,100 int : Light, Area Afj out The Building	2059	**	1	73,000	
Thermoplastic Thermoplastic	15% 75%	Through	out the Duttuing	2034 2060	\$40,700	1 1		
Motor Controllers Locally Mounted Locally Mounted	80% 20%			2032 2047	\$260,700 * *	5 5	\$600 \$100	
Ground Grounding Devices Generic	100%			LIFE	* *	5	\$1,600	
Lighting Interior Lighting Fluorescent		Through	xtent : Light, Area out The Building	2029 Affected	\$83,400 : 100%	10	\$5,000	
Fluorescent	10% Other Observation:	rvation, E Corridor	xtent : Light, Area			10	\$10,100	
Fluorescent	50% Compact Fl	luorescent	res Are T-8 Lamps Light, Extent : Ligout The Building	2039	* *	10	\$50,300	
LED	35%			2042	* *			
Egress Lighting Emergency, Battery Exit, Battery	50% 50%			2039 2039	* *	10 10	\$13,200 \$3,700	
Exterior Lighting HID No Component Alarm	20% 80%			2029	\$102,300	10	\$100	

Alarm

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

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

Asset #: 4444

Electrical	Current Repair	Future Rep	olacement	M		
ystem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
Generic	100%	2042	* *	1	\$40,900	
	Other Observation, Extent : Light, A	Area Affected : 100	%			
	Location: Exterior And Interior					
	Explanation: Cameras Security S	ystem Only				
Fire/Smoke Detection						
Generic, Digital	100%	2042	* *	1-3	\$69,600	

Mechanical	C	Current Re	pair	Futur	e Replacer	nent	M	aintenance		
System Component Type		ail Date l Years)	Estimated Cost	Year FY	Estimated	d Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating										
Energy Source Interruptible Gas/Dual Fuel	100%			2044		* *	1			
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: I									
	Explanation	n : 5,000 C	Gallon Oil Tank							
Conversion Equipment Steam Boiler		0-2	\$95,500	2039		* *	1	\$97,700		
			rate, Area Affecte One Boiler Is No		a Dua To D	nokon l	ofugator	.,		
			one вонег is No tent : N/A, Area A		_	гокеп 1	kejracior _.	V		
	Location :			jjeciea :	100%					
	Explanation . I									
Distribution	Explanation	n . 2 Onus	'							
Central Plant Steam Piping/Pmp	100%	0-2	\$1,541,000	2044		* *	4	\$5,400		
1 2 1	On Extended Life, Extent : Moderate, Area Affected : 100%									
	Location : Throughout. Steam Traps On Extended Life									
	Steam Traps	Faulty, Ex	tent : Moderate,	Area Aff	ected : 1009	%				
	Location:	Throughou	ıt. Steam Traps M	<i>[alfunction]</i>	oning					
Terminal Devices										
Convector/Radiator	100%			2039		* *	1	\$35,400		
ir Conditioning										
Energy Source										
Electricity	100%			2050		* *	1			
Conversion Equipment				• • • •		,aa				
Split Unit	2%			2039	•• (* *				
			tent : Light, Area	Affected	: 2%					
			Roof Set Back	D						
		n : Serves	First Floor Waiti							
Window/Wall Unit	20%			2032	\$8	3,000	1			
No Component	78%									

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

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

Asset #: 4444

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of 1 Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Heat Rejection	100/	0.0	***	2021	** **********************************	2	06100		
Air Cooled Condenser Unit	10%	0-2	\$300	2034	\$7,000	2	\$6,100		
			: Moderate, Area A t. Leaking Conden		10%				
No Component	90%								
Ventilation									
Distribution									
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$6,100		
No Component	90%								
Exhaust Fans									
Interior	100%		\$145,800	2034	\$486,100	2	\$2,700		
			Extent : Severe, Ar	ea Affeci	ted : 100%				
	Location	: Penthous	se						
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			
	-		Extent : Moderate, .						
			t. Blockage, Clogg						
			: Moderate, Area A		10%				
	Location	: Basemen	t. Leaking Waste L	ine					
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	* *				
			xtent : Light, Area						
	Location	: 2 Units F	From Basement To	18th Flo	or, One Unit From	1st To 18	8th Floor		
	Explanati	on : 3 Uni	its						
Fire Suppression									
Standpipe									
Generic	100%			2044	* *	1-5	\$55,300		
Sprinkler									
No Component	80%								
Generic	20%			2044	* *	1-2	\$6,100		

Maintenance \$ are aggregated over a ten-year period. Site specific 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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression					
Fire Pump					
Generic	100% 0-2 \$52,300	2037 **	1	\$18,400	
	Malfunctioning, Extent : Moderate, Are	ea Affected : 100%			
	Location : Basement. Fire Pump Is No	ot Working			
	Other Observation, Extent : Light, Area	Affected : 100%			
	Location : On Roof.				
	Explanation : Installed Four Years Ag	go			

Maintenance \$ are aggregated over a 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



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

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

Asset #: 4456

rchitecture	Current Repair			Futur	e Replacement	М		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick	42%		\$31,300	LIFE	* *	5	\$7,600	
			xtent : Moderate, A r Front Facade By					
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	
			ct, Extent : Modera	ite, Area	Affected : 10%			
		: Through						
			Extent : Moderate,	Area Aff	fected : 5%			
	Location	: Stairwel	!					
Metal Clad	10%	Now	\$32,900	2059	* *	5	\$2,100	
	Bent/Warp Location		ts, Extent : Modera	te, Area	Affected : 15%			
			xtent : Moderate, A	rea Affe	cted : 25%			
	Location	_		1.00111990	20,0			
	Thermally	Inefficient	. Extent : Moderate	. Area A	ffected : 50%			
	Location			,	<i>,</i>			
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, E.	xtent : Mod	derate, Area Affecte	ed : 5%				
	Location	: Main Ro	of					
	Ponding, I	Extent : Lig	ht, Area Affected :	5%				
	Location	: Roof						
Skylight, Metal/Glass	5%			2054	* *	10	\$3,000	
Soffits							7-7-7	
Stucco Cement	100%			2039	* *	5	\$1,500	
erior						•	* <i>)</i> *	

Interior

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

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

Asset #: 4456

ystem Component	% of	Fail Date	Estimated Cost		F 16 .			1		
Туре	Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority		
terior										
Floors	4 = 0 (_	40.400			
Cast in Place Concrete	15%	N I	¢1 400	LIFE	* *	5	\$8,200			
Ceramic Tile	Cracking/0	_	\$1,400 Extent : Moderate nt Bathrooms	2043 , Area Aj		5	\$600			
Quarry Tile	20%			2047	* *	5	\$7,500			
Vinyl Tile	Broken/Mi Location	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%								
		: 1st Floor								
		ts, Extent : : Various I	Moderate, Area A <u>j</u> Locations	fected : .	5%					
Wood	40%	0-2	\$59,600	2049	**	5	\$9,400			
		le, Extent : 1 : Apartme	Moderate, Area Aj	fected : .	50%					
Interior Walls	Locuiton	. Aparime	nis							
Ceramic Tile	20%	Now	\$4,900	2043	* *	5	\$2,200			
	Broken/Mi		ents, Extent : Mod		ea Affected : 5%	5	<i>\$2,200</i>			
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		xtent : Moderate, A r Apartments At Wi							
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		Now	\$1,500	LIFE	* *	5	\$1,600			
1 luster	Broken/Mi	issing Elem	ents, Extent : Mod stibule And Stair B	erate, Ar	ea Affected : 2%	3	Ψ1,000			
te Enclosure		<u> </u>								
Fence/Gates										
Iron Picket	100%			2069	* *					
Retaining Walls Cast in Place Concrete	100%			2054	* *					
te Pavements										
Public Sidewalk Cast in Place Concrete	1000/	Now	\$2,500	2039	* *					
Cast III Flace Concrete	Cracking/0	Crumbling,	\$2,500 Extent : Moderate Avenue Side							
On-Site Walkways										

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

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

Asset #: 4456

Architecture	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e 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 R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2044	* *	5		
	Other Observation, Extent : Location : Electrical Roon		90%			
	Explanation: One 600 Am	pere Main Disconnect S	witch For The I	House.		
Fused Disc Sw	50%	2044	* *	5		
	Other Observation, Extent : Location : Electrical Roon		00%			
	Explanation: One 200 Am	pere Main Disconnect S	witch For Day	Care.		
Switchgear / Switchboard Fused Disc Sw	100%	2044	* *	5	\$100	
Raceway					4-00	
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% T-12 Lamps And Fixtures, E. Location: Basement	2029 xtent : Moderate, Area A	\$5,200 Iffected : 100%	10	\$300	
Fluorescent	98% T-8 Lamps And Fixtures, Ext Location: Stairway, Hallw			10	\$15,300	
Egress Lighting	· · · · · · · · · · · · · · · · · · ·					
Emergency, Battery	50%	2042	* *	10	\$2,100	
<i>y y y</i>	Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Building Explanation: LED Lighting Fixtures Installed In 2018					
Exit, LED	50%	2069	* *	1		
	nates are in current dollars and ar			1		

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

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

Asset #: 4456

Electrical	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
LED	20%	2042	* *			
	Other Observation, Extent:	N/A, Area Affected : 100%				
	Location : Building Exteri	or				
	Explanation : LED Lightin	ng Fixtures				
No Component	80%					
Alarm						
Security System						
Generic	100%	2039	* *	1	\$6,400	
	Other Observation, Extent :	Moderate, Area Affected: 100	%			
	Location : Exterior And In	terior Of The Building				
	Explanation : Cameras Se	curity System				
Fire/Smoke Detection						
Generic, Digital	100%	2039	* *	1-3	\$10,800	
	Other Observation, Extent:	Moderate, Area Affected: 100	%		•	
	Location : Throughout The	e Building				
Explanation: Smoke Detectors, Pull Station Strobes And Sound Speakers						

Mechanical	Current Re	pair Futur	e Replacement	nt Maintenance		
System Component Type	% of Fail Date F Total (Years)	Cstimated 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	
		ent : Light, Area Affected	: 100%			
	Location : Boiler Roo	m				
	Explanation: 4 Units	Multi-temperature				
Distribution						
Hot Wtr Piping/Pump	100%	2042	* *	4	\$800	
Terminal Devices						
Convector/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 -	15%	2028	\$40,300	2	\$200	
Cooling						
Window/Wall Unit	25%	2027	\$16,100	1		
No Component	60%					
Distribution						
Ductwork/Diffusers	15%	LIFE	* *	2	\$3,300	
No Component	85%					

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

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

Asset #: 4456

Mechanical	Current	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail Date Total (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, I							
	Location : Basemen	nt Water Backup Wi	ien Heav	y 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		

^{**} 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



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

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

Asset #: 4462

Currer	nt Repair	Futur	e Replacement	М	aintenance	
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				_		
				5	\$7,300	
			ted : 5%			
5%		LIFE	* *	5	\$700	
52%		2047	* *		\$23,600	
3%		2054	* *	5	\$2,000	
				5	\$3,000	
•		ı Affected	: 50%			
	-					
		ate, Area 1	Affected : 10%			
Location : Variou	ıs Windows					
10% 0-2	\$32,900	2059	* *	5	\$2,100	
	, Extent : Moderate, A	Area Affec	eted : 25%			
Location : Stairs						
Deteriorated Finis	h, Extent : Moderate,	Area Affe	ected : 50%			
Location : Stairs						
Thermally Inefficie	ent, Extent : Moderate	e, Area Af	fected : 50%			
Location : Stairs						
					·	
70%		2039	* *	5	\$8,200	
0.50/		2020	ילי ילי	10	#16000	
5%		2054	* *	10	\$3,000	
100%		2039	* *	5	\$1.500	
					4-,000	
15%		LIFE	* *	5	\$8,200	
5%		2037	* *	5		
_	0		fected : 5%		. ,	
	ment Bainrooms				.	
					•	
-				3	\$1,400	
		ttected : 5	%			
	-	ffected : 2	10%			
		2049	* *	- 5	\$10.500	
	·			J	\$10,500	
Deteriorated Linis	h Hytont · Madarata	Area Att.	octod · 1/10/2			
	40% Now Water Penetration, Location: 4th Fl 5% 52% 3% 90% Now Air Infiltration, Ex Location: Throug Ctrwt/Balnc Not F Location: Varion 10% 0-2 Corrosion/Rusting Location: Stairs Deteriorated Finis Location: Stairs Thermally Inefficie Location: Stairs 5% 20% 5% 70% 95% 5% 100% 15% Cracking/Crumblit Location: Apart 20% 15% Now Loose Units, Exten Location: Varion Worn/Erode, Exten Location: 1st Fl 45% 4+	40% Now \$29,900 Water Penetration, Extent: Moderate, A Location: 4th Floor Apartments By W 5% 52% 33% 90% Now \$14,100 Air Infiltration, Extent: Moderate, Area Location: Throughout Ctrwt/Balnc Not Funct, Extent: Moderate, Location: Various Windows 10% 0-2 \$32,900 Corrosion/Rusting, Extent: Moderate, Location: Stairs Deteriorated Finish, Extent: Moderate, Location: Stairs Thermally Inefficient, Extent: Moderate, Location: Stairs 5% 20% 5% 70% 95% 5% 100% 15% Now \$5,200 Loose Units, Extent: Moderate, Area A, Location: Various Locations Worn/Erode, Extent: Moderate, Area A, Location: 1st Floor 45% 4+ \$67,000	% of Total Fail Date Estimated Cost Year FY	## Stimated Cost Total Now S29,900 LIFE ** ## Water Penetration, Extent : Moderate, Area Affected : 5% Location : 4th Floor Apartments By Windows S29,900	Now	Now \$29,900 LIFE ** 5 \$7,300

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

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

Asset #: 4462

Architecture		Current l	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	_	Now	\$3,700	2037	**	5	\$1,700	
		-	nents, Extent : Mode	erate, Ar	ea Affected : 5%			
		: Apartme	ent Bathrooms					
Concrete Masonry Unit	10%		**	LIFE	* *	5	\$900	
Gypsum Board	50%		\$3,100	LIFE	**	5	\$6,700	
		_	nents, Extent : Mode					
		Location : Various 4th Floor Apartments By Windows Water Penetration, Extent : Moderate, Area Affected : 5%						
			xiem . Moderdie, A 4th Floor Apartmei					
M		. various	+in Fioor Aparimer		**			
Masonry: Fieldstone	10% 15%	N	¢1.600	LIFE	* *	5	¢1 000	
Plaster			\$1,600 Extent : Moderate	LIFE		5	\$1,000	
	_	e: Stair Bu		, лгеи лј	yecieu . 1070			
Ceilings	Bocarron	. Stair Bu	inteaus					
Acous Tile Susp. Lay-In	15%			2039	* *	5	\$3,700	
Gypsum Board	85%	Now	\$7,400	LIFE	* *	5	\$26,500	
71			Extent : Moderate		ffected : 5%		, -,	
	Location	: Various	4th Floor Apartmer	nts By W	indows			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Various	4th Floor Apartmer	nts By W	indows			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Retaining Walls	000/			2054	* *			
Cast in Place Concrete	90%			2054	* *			
Masonry: Fieldstone Site Pavements	10%			2044	* * *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	Now	\$3,400	2039	* *			
Cast in Frace Concrete			ent : Moderate, Ar		ed · 5%			
		: Dumont		1.555000				
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Cast in Place Concrete	70%			2039	* *			
Rubber Matting	30%			2034				

Electrical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 4462

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/	2011		-	#100	
Fused Disc Sw	100%	2044	* *	5	\$100	
	Other Observation, Extent : I Location : Electrical Room	Aght, Area Affected : 100%	Ó			
	Explanation : One 600 Amp And Laundry	pere And 100 Ampere Main	Disconnec	t Switch I	For The House	
Switchgear / Switchboard Fused Disc Sw	1000/	2044	* *	5	\$100	
	100%	2044		5	\$100	
Raceway Conduit	100%	2044	* *	1		
Panelboards	10070	2011		-		
Molded Case Bkrs	100%	2042	* *	5	\$400	
Wiring	10070				Ψ	
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, Exte	ent : Moderate, Area Affec	ted : 100%			
	Location : Hallways And O	ffices				
Fluorescent	15%	2034	\$36,500	10	\$2,200	
	Compact Fluorescent Light, I	Extent : Light, Area Affecte			. ,	
	Location: Throughout The	Building. Apartment Unit				
Egress Lighting	Ī					
Emergency, Battery	50%	2042	* *	10	\$1,900	
<i>5 3</i> , <i>3</i>	Other Observation, Extent: 1	Light, Area Affected : 100%	6		. ,	
	Location : Throughout Buil	ding				
	Explanation: Lighting Fixt	ures Installed In 2018.				
Exit, LED	50%	2069	* *	1		
Exterior Lighting						
LED	20%	2042	* *			
	Other Observation, Extent : I		6			
	Location : Building Exterio					
	Explanation : Lighting Fixt	ures Installed In 2018.				
No Component	80%					
Alarm						
Security System						
Generic	100%	2039	* *	1	\$6,000	
	Other Observation, Extent : 1		100%			
	Location: Exterior And Int					
	Explanation : Cameras Sec					

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

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

Asset #: 4462

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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 S	Station Strobes And Sound S	Speakers.	

G	Current Repair	I dtai	e Replacement	IVI	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d 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 : Lig	ht, Area Affected	: 100%			
	Location : Boiler Room					
	Explanation: 3 Units Multi-te	mperature				
Distribution						
Hot Wtr Piping/Pump	100%	2042	* *	4	\$800	
Terminal Devices						
Convector/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 -	10%	2028	\$25,300	2	\$100	
Cooling						
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	

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years	te 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	

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 3016

Architecture	Current	Repair	Future F	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior							
Exterior Walls Masonry: Brick	100% Now	\$362,400	LIFE	* *	5	\$88,000	
	Cracking/Crumbling Location : Through	out					
	Joint Mortar Miss/En Location : Through		erate, Area A	Affected : 10%			
Windows							
Aluminum	100% Now Air Infiltration, Exte. Location: Through Bent/Warped Elemen Location: Through	out ts, Extent : Modera			5	\$4,700	
	Broken/Missing Elen Location : Through	nents, Extent : Mod	erate, Area	Affected : 30%			
	Ctrwt/Balnc Not Fun	ct, Extent : Modera	ate, Area Aff	fected : 35%			
	Location : Through						
	Unit Inoperable, Ext Location : Through		ea Affected :	25%			
Parapets							
Masonry: Brick	90%		LIFE	* *	5	\$13,500	
Metal Panel	10%		2053		5	\$5,800	
Roof Modified Bitumen	100% 2-4 Blisters, Extent: Mo Location: Through		2038 ed : 5%	* *			
Soffits							
Cast in Place Concrete	100%		LIFE	* *	5	\$15,500	
erior							
Floors Cast in Place Concrete	5% Now Cracking/Crumbling Location : Basemen		LIFE rea Affected	* * ' : 25%	5	\$7,500	
Ceramic Tile	5% Now	\$19,200	2042	* *	5	\$1,700	
	Cracking/Crumbling Location : Through		ea Affected :	10%			
	Water Penetration, E Location : Bathroo		Irea Affected	d : 5%			
Quarry Tile	5%		2046	* *	5	\$5,100	
Vinyl Tile	85% 2-4	\$320,500	2038	* *	3	\$21,800	
	Uneven Substrate, E. Location: Basemen	ıt					
	Worn/Erode, Extent : Location : Through	-	ffected : 50%	6			

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

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

Asset #: 3016

Architecture	Current	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Interior Walls Cast in Place Concrete Ceramic Tile	5% 5% Now Adhesion Failure, E. Location: Bathrod Cracking/Crumbling	oms			5	\$4,400	
Gypsum Board	Location: Bathroom 9% Now Water Penetration, I	922,200	LIFE	* *	5	\$9,500	
	Location : Baseme	ent Conference And	Dining Ro	от			
Gypsum Board	81%		LIFE	* *	5	\$85,800	
Ceilings AcousTileSusp.Lay-In	5% Now Broken/Missing Elen Location: Through Misaligned/Bulging, Location: Through Staining/Discoloring Location: Through	hout Extent : Moderate, hout z, Extent : Light, Arc	Area Affec	cted : 5%	5	\$1,700	
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% Cracking/Crumbling Location : Through		2046 ea Affected	**			
On-Site Walkways Cast in Place Concrete	100% Cracking/Crumbling Location : Through Sinking/Subsiding, E Location : Side Of	hout Extent : Light, Area					
Parking/Driveway Asphalt	100% Now Cracking/Crumbling Location: Through Potholes, Extent: M Location: Parking Sinking/Subsiding, E Location: Through	hout Joderate, Area Affec Lot Extent: Moderate, A	ted : 5%				

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

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

Asset #: 3016

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

Site Pavements

Activity Yard

Asphalt 100% 2042 **

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

Location: Throughout

Electrical	Curren	t Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te 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, Location : Electr	, Extent : N/A, Area A ical Room	ffected :	100%			
	Explanation : Ma	iin Service Disconnec	t Switch	Rated At 3,000 Am	peres.		
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	
		, Extent : N/A, Area A ghout The Building 2 Lamps	ffected :	100%			
Fluorescent	68%		2033	\$444,900	10	\$26,800	
		, Extent : N/A, Area A ghout The Building B Lamps	ffected :			. ,	
Fluorescent	2%		2033	\$13,100	10	\$800	
	Location: Basem	, Extent : N/A, Area A ent mpact Fluorescent Li					

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

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

Asset #: 3016

Electrical	Cı	ırrent Repair	Futu	re Replacement	M	aintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
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	
	Other Observa	ation, Extent : N/A, Area A	ffected :	100%			
	Location : H	allways, Outside Perimete	er				
	Explanation	: CCTV Surveillance Can	ieras				
Fire/Smoke Detection							
Generic, Analog	100%		2033	\$110,900	1-3	\$27,300	
_	Other Observa	ation, Extent : N/A, Area A	ffected :	100%			
	Location: T	hroughout The Building					
	Explanation	: Strobe Lights, Manual F	ull Stati	ons, Alarm Bells, S	moke De	tectors, Horns	

Mechanical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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 -	60%		2033	\$433,500	2	\$1,600	
Heating/Cooling							
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

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

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

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

Asset #: 3016

Mechanical	Current	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing							
H/C Water Piping							
Galvanized Steel	100%		2038	* *	1		
Water Heater With Tanks							
Electric	50%		2028	\$59,100	4		
	Other Observation,		Affected .	: 50%			
	Location: Baseme						
	Explanation: Two	120 Gallon Water I	Heaters				
Electric	50%		2027	\$59,100	4		
	Other Observation,	Extent : Light, Area	Affected .	: 50%			
	Location: Baseme	ent					
	Explanation: Two	120 Gallon Water I	Heaters				
Sanitary Piping							
Cast Iron	100% Now	\$54,200	LIFE	* *	1		
	Leak Evident, Exten	t : Severe, Area Affe	cted : 20%	%			
	Location : Second	Floor And 3rd Floo	r Main B	athrooms			
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Electric	100%		2033	\$22,500	4	\$1,700	
	Recent Installation,			100%			
	Location : Roughl	y 10 Years Old In Bo	asement				
Fixtures							
Generic	100%						
ire 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,	-	Affected .	5%			
	Location : Kitcher						
	Explanation : 21 S	'quare Feet					

Maintenance \$ are aggregated over a 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

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

Total	\$107.200	\$127.500	\$29,000	\$27,000
Importance Code C	\$54,000			
Importance Code B	\$33,800	\$108,200	\$25,100	\$23,100
Importance Code A	\$19,400	\$19,300	\$3,900	\$3,900
Total	\$107,200	\$127,500	\$29,000	\$27,000
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Site Pavements	\$28,400			
Site Enclosure	\$44,300			
Mechanical	\$900	\$84,800	\$12,800	\$7,400
Electrical	\$7,300	\$20,000	\$8,700	\$7,600
Interior Architecture				\$4,500
Exterior Architecture	\$18,900	\$15,300		
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030



Maintenance \$ are aggregated over a ten-year period. Site specific 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

rchitecture	Current Repair Future Replacement		ent	Maintenance		
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priori
erior						
Exterior Walls						
Masonry: Brick	45% Now \$336,900 Corrosion/Rusting, Extent: Moderate, A Location: Metal Fire Escapes Cracking/Crumbling, Extent: Moderate Location: Storage Wall At Main Entre	2, Area Affected : 5% ance	* *	5	\$40,900	
	Graffiti, Extent : Light, Area Affected : . 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 Faca					
Masonry: Limestone	3%	LIFE	* *	5	\$2,000	
Metal Panel	5%	2043	* *	5-10	\$31,300	
Stucco Cement	47% Now \$242,000 Broken/Missing Elements, Extent : Mod	2038	* * 5%	5	\$53,400	
	Location: Throughout North Side Cracking/Crumbling, Extent: Moderate Location: Throughout North Side	e, Area Affected : 10%	ó			
	Staining/Discoloring, Extent : Light, Area Affected : 5% Location : Window Sill					
	Water Penetration, Extent: Moderate, A Location: North Side Throughout Other Observation, Extent: Moderate,					
	Location : North Side Explanation : Rusting Fire Escapes					
Windows						
Aluminum	94% Now \$250,800 Air Infiltration, Extent : Moderate, Area Location : Throughout	2041 a Affected : 20%	* *	5	\$13,200	1
	Broken/Missing Elements, Extent : Seve Location : Throughout	re, Area Affected : 20	%			
	Ctrwt/Balnc Not Funct, Extent : Severe, Location : Throughout					
	Caulking Deteriorated, Extent : Modera Location : Throughout	ite, Area Affected : 25	5%			
Metal Clad	5% Now \$70,100 Corrosion/Rusting, Extent : Moderate, A Location : Stairs	2058 Area Affected : 20%	* *	5	\$4,400	
	Glazing Broken/Cracked, Extent: Mode Location: Stairs					
	Thermally Inefficient, Extent : Moderate Location : Stairs					
Metal Louvers	1% 2-4 \$15,500 Deformed/Dented, Extent: Light, Area Location: North Side	2048 Affected : 100%	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific 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 R	epair	Futur	e Replacement	M	aintenance			
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	\$3,400	LIFE	* *	5	\$2,900			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%									
	Location	: Througho	ut							
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	: Througho	ut							
	Miss/Dam	aged Flashi	ngs, Extent : Mode	erate, Ar	ea Affected : 15%					
	Location	: Througho	ut		55					
	Patching Evident, Extent: Moderate, Area Affected: 25%									
	Location: Throughout									
	Seams Open/Split, Extent: Moderate, Area Affected: 20%									
	-	: Througho		ca 11,5 cc	. 2070					
Skylight, Metal/Glass	3%			2043	* *	10	\$4,300			

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific 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

rchitecture	Current Repair	Future Replacement	M		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Floors Cast in Place Concrete	5%	LIFE **	5	\$13,200	
	Paint Peeling, Extent: Light, Area Affe Location: Throughout	ected : 20%			
Ceramic Tile	10% Now \$67,900 Cracking/Crumbling, Extent: Moderat Location: 1st And 2nd Floor Through Joint Mortar Miss/Erode, Extent: Mod Location: Throughout Worn/Erode, Extent: Moderate, Area A Location: Throughout	hout lerate, Area Affected : 5%	5	\$6,000	
Vinyl Tile	30% Now \$199,700 Adhesion Failure, Extent: Moderate, A Location: Throughout Loose/Delam Surface, Extent: Moderat Location: Throughout Worn/Erode, Extent: Moderate, Area A Location: Throughout	te, Area Affected : 5%	3	\$13,600	
Wood	55% Now \$790,300 Deteriorated Finish, Extent: Moderate Location: At Apartments Dry Rot/Decay, Extent: Moderate, Are Location: Throughout Apartments Misaligned/Bulging, Extent: Moderate Location: Throughout Apartments Split/Cracked, Extent: Moderate, Area Location: At Apartments Worn/Erode, Extent: Moderate, Area A Location: Throughout	a Affected : 5% c, Area Affected : 10% Affected : 25%	5	\$62,100	
Interior Walls	100/	de de	_	044.400	
Concrete Masonry Unit Gypsum Board	10% 55% 2-4 \$218,500 Recent Repair Evident, Extent: N/A, A Location: Throughout Water Penetration, Extent: Moderate, Location: Apartments 5f And 4f		5 5	\$11,400 \$93,700	
Masonry: Brick	5%	LIFE **			
Plaster	30%	LIFE **	5	\$25,600	
Ceilings	50/	1155 **			
Exposed Struc: Steel Gypsum Board	5% 75% Now \$77,400 Recent Repair Evident, Extent: N/A, A. Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout	LIFE ** rea Affected : 5%	5	\$110,600	

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

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

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DEPT. OF HOMELESS SERVICES - 071 SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset #: 2595

Architecture	Current Repa	ir	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Fence/Gates							
Iron Picket	100% 2-4	\$44,300	2053	* *			
	Corrosion/Rusting, Extent	: Moderate, A	rea Affectea	l : 10%			
	Location: Throughout						
	Deteriorated Finish, Exter	nt : Moderate,	Area Affecte	ed : 50%			
	Location: Throughout						
Retaining Walls							
Cast in Place Concrete	100%		2053	* *			
Site Pavements							
Public Sidewalk	1000/	#7 000	2020	* *			
Cast in Place Concrete	100% 4+	\$7,000	2038				
	Cracking/Crumbling, Exte Location: Throughout	ent : Light, Are	а Ајјестеа :	3%			
O C't W 11	Location . Inroughout						
On-Site Walkways Cast in Place Concrete	100% 4+	\$9,800	2038	* *			
Cast III Flace Colletete	Cracking/Crumbling, Exte	. ,		5%			
	Location: Throughout	m . Ligni, me	a Mjjecica .	570			
Activity Yard	Location : Imougnout						
Cast in Place Concrete	50% 4+	\$11,600	2038	* *			
Cust in Flace Concrete	Cracking/Crumbling, Exte	*)		5%			
	Location: Throughout		,,,				
	Sinking/Subsiding, Extent	: Light, Area A	Affected : 5%	6			
	Location : Throughout	6,	<i>JJ</i>				
Rubber Matting	50%		2033	\$174,300			

ectrical	Current Repair	Future	Replacement	Ma	aintenance		
tem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ler 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2043	* *	5	\$300		
	Other Observation, Extent: No	/A, Area Affected : 10	00%				
	Location : Electrical Room						
	Explanation : One Main Serv Ampere Main Switch For Co		2,000 Amperes F	For Apari	tments, One 600		
Switchgear / Switchboard	•						
Fused Disc Sw	100%	2033	\$162,600	5	\$300		
Raceway							
Can duit	100%	2022	\$115,000	1			
Conduit	10070	2033	\$115,900	1			
Panelboards	10070	2033	\$113,900	1			
	100%	2033	**	5	\$2,100		
Panelboards					\$2,100		
Panelboards Molded Case Bkrs					\$2,100		
Panelboards Molded Case Bkrs Wiring	100%	2041	**	5	\$2,100		

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	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	
	•	xtures, Extent : Light, A		ected : 100%			
	Location : Corri	dors, Staircases, Office	es				
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	
	Other Observation	Other Observation, Extent: N/A, Area Affected: 100%					
	Location : Throi	ighout The Building					
	Explanation : C	CTV Surveillance Syste	em				
Fire/Smoke Detection							
Generic, Digital	100%		2038	* *	1-3	\$48,000	

echanical	Current Repa	air	Futur	e Replacement	M	aintenance			
vstem Component Type	% of Fail Date Est Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating									
Energy Source									
Natural Gas	100%		2053	* *	1				
Conversion Equipment									
Hot Water Boiler	88% 2-4	\$728,800	2053	* *	1	\$30,500			
	Corroded, Extent : Severe	, Area Affected :	30%						
	Location : Boiler Room								
	On Extended Life, Extent Location : Boiler Room	: Severe, Area A	fected	: 100%					
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Basement Bo	oiler Room							
	Explanation: 10 Units								
Hot Water Boiler	12%		2038	* *	1	\$4,600			
Distribution									
Hot Wtr Piping/Pump	100% 2-4	\$170,400	2058	* *	4	\$3,800			
1 2 1	On Extended Life, Extent	: Severe, Area A	fected	: 100%					
	Location : Boiler Room								

Maintenance \$ are aggregated over a ten-year period. Site specific 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	_		\$318,700 evere, Area Affected · Covers Throughou		* *	1	\$22,700	
Controls Digital Electrical	50% 50%			2031 2028	\$1,119,200 \$216,600			
Air Conditioning Energy Source Electricity	100%			2041	* *	1		
Conversion Equipment Window/Wall Unit No Component	10% 90%			2028	\$29,500	1		
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 Storm Drain Piping	100%			LIFE	* *	1		
Cast Iron Fixtures	100%			LIFE	* *	1		
Generic Tankless Water Heater(POU) Gas Fired	100%			2028	\$32,400	2	\$1,300	
Hot Water Storage Tank Generic	Location	ervation, E : Boiler R tion : 900 (2028 ffected :	\$15,400 100%	1	\$2,600	
Vertical Transport Elevators Hydraulic	10% Other Obs	ervation, E	Extent : N/A, Area A tt To Ground Floor	LIFE ffected :	**			
No Component	90%		· · · · · · · · · · · · · · · · · · ·					
Fire Suppression Sprinkler No Component	95%							
Generic	5%			2043	* *	1-2	\$1,100	

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

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

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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

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

Total	\$114,300	\$79,300	\$29,800	\$29,800
Importance Code C	\$34,500			
Importance Code B	\$58,400	\$76,200	\$26,800	\$26,900
Importance Code A	\$21,400	\$3,100	\$3,000	\$3,000
Total	\$114,300	\$79,300	\$29,800	\$29,800
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Pavements	\$19,200			
Site Enclosure	\$22,500			
Mechanical	\$36,600	\$29,500	\$15,800	\$6,800
Electrical	\$6,600	\$42,600	\$6,800	\$5,700
Interior Architecture	\$2,200			\$10,100
Exterior Architecture	\$19,900			
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030



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

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

Asset #: 2670

rchitecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Masonry: Brick	95% 4+ Expansion Joint Fail	\$268,200 ure, Extent : Moder	LIFE ate, Area	* * a Affected : 2%	5	\$65,100		
	Location : All Faca	des						
Stucco Cement	5%		2046	* *	5	\$8,600		
Windows								
Aluminum	100% 4+ Ctrwt/Balnc Not Fun Location : Through	out			5	\$2,300		
	Recent Repair Evider Location : Air Infilt							
Parapets Metal: Cage/Fence	100%		2046	**	5-10	\$83,800		
Roof	10070		2040		3-10	\$65,600		
Built-Up (BUR)	65%		2038	* *	10	\$57,100		
Metal Panel	35% 0-2	\$9,000	2046	* *		4-,,		
	Corrosion/Rusting, E Location: Through Miss/Damaged Flash	out						
	Location : Hip Roo	-	-	<i>y</i>				
Soffits								
Cast in Place Concrete	100%		LIFE	* *	5	\$800		
terior								
Floors	50 /		LIEE	* *	-	ФО ООО		
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:							
	Location : Basemer	it Corridors And M	aintenan	ce 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, E	Extent : N/A, Area A	ffected :	1%				
	Location: Rooms 2	08-216						
	Explanation: Water	r Penetration Repai	ired					
Ceilings		Î						
Exposed Struc: Concrete	5%		LIFE	* *	5	\$700		
Gypsum Board	75%		LIFE	* *	5	\$84,100		
V 1		Light, Area Affecte						
	Location: 2nd Floo		u . 10/0					

Site Enclosure

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

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

Asset #: 2670

Architecture		Current F	Repair	Futui	e Replacement	M	aintenance	
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/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: Random	Locations Through	iout				
	Impact Da	Impact Damage, Extent : Light, Area Affected : 1%						
	Location	: Rear Par	rking Area					
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$7,200	2046	* *			
	Misaligne	d/Bulging,	Extent : Light, Area	a Affecte	d : 1%			
	Location	: Brewer E	Boulevard					
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$12,000	2046	* *			
	Misaligne	d/Bulging, .	Extent : Moderate,	Area Afj	fected : 5%			
	Location	: Near Red	ar Paring Area					
Activity Yard								
Cast in Place Concrete	40%			2046	* *			
Cast in Place Concrete	60%			2046	* *			

Electrical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type		Estimated Cost Year FY	Estimated Cost		Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$300	
	Other Observation, Ext	ent : N/A, Area Affected .	100%			
	Location: Electrical	Room				
	Explanation: Two 80	0 Ampere Main Disconne	ect 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

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

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

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				• • • •		4.0	000	
Fluorescent	60%		F	2038	**	10	\$33,000	
	_		res, Extent : Light,	Area Aff	ected: 90%			
		ı : Through	out					
Fluorescent	5%			2038	**	10	\$2,700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout The Building							
			out The Building					
Fluorescent	35%			2033	\$319,200	10	\$19,200	
	_		ures, Extent : Light	, Area Aj	ffected : 100%			
	Location	ı : Through	out					
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	
			Extent : N/A, Area A	ffected :	100%			
		: Rooftop		_				
			rolled Via Photocel	l				
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	25%		\$900	2048	**	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 2%							
		i : North Ro						
			s To Be Resecured					
Generic	75%			2048	* *	5	\$1,300	
Alarm								
Security System	40001			• • • •			000 000	
Generic	100%			2038	* *	1	\$22,800	
Fire/Smoke Detection	1000/			2020		1.0	ф ал (00	
Generic, Digital	100%			2038	* *	1-3	\$37,600	

Mechanical	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2043	* *	1		

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

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

Asset #: 2670

Mechanical		Current I	Repair	Futu	re Replacement	M	aintenance	
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	
	Location		Extent : N/A, Area A nt Boiler Room 2 Units	ffected :	50%			
Hot Water Boiler	50%	2-4	\$318,400	2053	* *	1	\$13,300	
Hot water Boller	On Extend Location	ed Life, Ex : Basemer	tent : Moderate, Ai nt Boiler Room	rea Affec	ted : 100%	1	\$15,500	
	Location		Extent : N/A, Area A nt Boiler Room 2 Units	ffected :	50%			
Distribution	1	<u>J</u>						
Hot Wtr Piping/Pump	100%			2041	* *	4	\$3,000	
Terminal Devices							•	
Air Handler		tent : Mod	\$28,200 lerate, Area Affecte		\$282,000	1	\$8,300	
	Location	: One Uni	t In Basement Won	en Lock	er Room			
Convector/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	
Training Cooling	Malfunctioning, Extent : Moderate, Area Affected : 100% Location : North And South Roofs							
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: North Ar	nd South Roofs					
	Explanat	ion : 2 Uni	its Serving Corrido	rs				
Split Unit	5%			2041	* *			
•	Recent Ins	tallation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	: Serves R	ecreational Area, L	ower Ro	of			
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		

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

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

Asset #: 2670

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority				
lumbing										
HW Heat Exchanger										
HTHW/HW	100%	2043	* *							
	Other Observation, Extent : N/A, A		ó .							
	Location: Basement Boiler Room	m								
	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%									
/ertical 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					

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

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

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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

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

Total		\$439,100		\$2,320,600
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030

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



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

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

Asset #: 1944

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
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	Ctrwt/Baln Location Caulking L	: Through	d, Extent : Modera			5	\$1,900	
Steel	Corrosion/ Location Deteriorate Location Thermally	: Fifth Flo ed Finish, : Fifth Flo Inefficient	\$31,500 Extent: Moderate, A For And Stairs Extent: Moderate, For Extent: Moderate For And Stairs	Area Aff	fected : 50%	5	\$2,600	
Parapets								
Masonry: Brick	45%			LIFE	* *	5-10	\$17,400	
	45% 5%			LIFE 2062	* *	5-10 5	\$17,400 \$1,100	
Masonry: Brick	5% Recent Rep	place Evide : Through	ent, Extent : N/A, A.	2062	* * * * eted : 100%	-		
Masonry: Brick	5% Recent Rep Location 5% Deteriorate	: Through Now ed Finish,		2062 rea Affec 2041	* *	-		
Masonry: Brick Metal Panel	5% Recent Rep Location 5% Deteriorate	: Through Now ed Finish,	out \$900 Extent : Moderate,	2062 rea Affec 2041	* *	5	\$1,100	
Masonry: Brick Metal Panel Metal Rail	5% Recent Rep Location 5% Deteriorate Location	: Through Now ed Finish,	out \$900 Extent : Moderate,	2062 rea Affec 2041 Area Aff	* * Sected : 50%	5	\$1,100	
Masonry: Brick Metal Panel Metal Rail Stucco Cement	5% Recent Rep Location 5% Deteriorate Location	: Through Now ed Finish,	out \$900 Extent : Moderate,	2062 rea Affec 2041 Area Aff	* * Sected : 50%	5	\$1,100	
Masonry: Brick Metal Panel Metal Rail Stucco Cement Roof	5% Recent Rep Location 5% Deteriorate Location 45%	: Through Now ed Finish,	out \$900 Extent : Moderate,	2062 rea Affect 2041 Area Aff 2053	* * fected : 50% * *	5 5	\$1,100 \$2,000 \$6,600	
Masonry: Brick Metal Panel Metal Rail Stucco Cement Roof Modified Bitumen	5% Recent Rep Location 5% Deteriorate Location 45% 95% 5% Glazing Br	: Through Now ed Finish, : At Corne	out \$900 Extent : Moderate, ers Of Building	2062 rea Affec 2041 Area Aff 2053 2044 2056	** fected: 50% ** **	5 5	\$1,100 \$2,000 \$6,600	
Masonry: Brick Metal Panel Metal Rail Stucco Cement Roof Modified Bitumen	5% Recent Rep Location 5% Deteriorate Location 45% 95% 5% Glazing Br	: Through Now ed Finish, : At Corne Now Poken/Crace	\$900 Extent : Moderate, ers Of Building \$10,300	2062 rea Affec 2041 Area Aff 2053 2044 2056	** fected: 50% ** **	5 5	\$1,100 \$2,000 \$6,600	

Interior

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

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

Asset #: 1944

Architecture		Current I	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors Cast in Place Concrete	Cracking/	_	\$3,900 Extent : Moderate nt Locker Room Are	-	** fected : 15%	5	\$5,000		
Ceramic Tile	5% Cracking/	Now	\$6,400 Extent : Moderate	2039	* * fected : 10%	5	\$1,100		
Marble Panels Terrazzo		0-2	\$32,000 Extent : Moderate	LIFE LIFE , Area Aj	* * * * fected : 10%	5 5	\$3,400 \$5,400		
Vinyl Tile	Cracking/	Now Crumbling, 1 : Through	\$44,100 Extent : Moderate out	2036 , Area Aj	\$882,800 fected : 20%	3	\$12,000		
Interior Walls									
Cast in Place Concrete	5%			LIFE	* *	10	\$11,100		
Ceramic Tile	_	Crumbling,	\$24,400 Extent : Moderate In Shower Stalls	2039 , Area Aj	* * Gected : 10%	5	\$2,200		
Fiberglass Panel	Location			LIFE ffected :	**	10	\$1,100		
Masonry: Brick		Now	\$169,300	LIFE	* *				
Wasoniy. Bilek	Joint Mor		ode, Extent : Sever		Iffected : 20%				
Plaster	Cracking/	Now Crumbling, 1 : Through	\$81,100 Extent : Moderate out	LIFE , Area Aj	* * ffected : 10%	5	\$20,000		
Ceilings	2251	3.7	4.2 - 0.5	2011	also also	_	4.5.0. 7.0.5		
AcousTileSusp.Lay-In	Location Water Pen	Discoloring, n : Through netration, E.	\$13,700 Extent : Moderate out xtent : Moderate, A Sixth Floor Dorm			5	\$20,500		
Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$2,900		
Metal Panel	Location Staining/L	/Rusting, E 1 : Bathroom	Extent : Light, Are			5	\$2,900		

Site Enclosure

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

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

Asset #: 1944

Architecture		Current F	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure								
Fence/Gates								
Chain Link		Now	\$56,900	2046	* *			
		0	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
			nd South Fence					
		_	xtent : Moderate, A	lrea Affe	cted : 50%			
		: Through						
			xtent : Severe, Ared	a Affecte	d : 20%			
			rimeter Fence					
	Explanat	tion : Fence	e Failing Away					
Retaining Walls					* *			
Cast in Place Concrete	50%			2056	* *			
No Component	50%		7	CC . I	00/			
			Extent : N/A, Area A	ffected :	0%			
		: South Pe						
· -	Explanat	tion : Adjac	cent Constuction U	nderpinr	ung Issues			
ite Pavements Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
	100%			2049				
On-Site Walkways Cast in Place Concrete	1000/	Now	\$1,000	2041	* *			
Cast III Place Concrete			\$1,000 Extent : Moderate		ffected : 20%			
	_	_	Around Perimeter	-	•			
Parking/Driveway	Location	·······································	11. outla 1 crimeter	OJ Buit	****8			
Asphalt	90%	Now	\$34,000	2039	* *			
rispitati			Extent : Moderate		ffected · 30%			
	_	_	out Parking Lot	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
		_	ctent : Moderate, A	rea Affei	cted · 10%			
	_	_	de Of Rear Parking	-	. 1070			
Cast in Place Concrete		Now	\$10,300	2041	* *			
Cast III I face Concrete			Extent : Moderate		ffected : 50%			
	_	_	out Front Parking .	-	yeerea : 5070			
Activity Yard	Locuiton	. Imough	om I rom I aramg.	11.04				
Cast in Place Concrete	80%			2041	* *			
Pavers/Stone	5%			2045	* *			
Rubber Matting	15%			2043				
Rubbel Matting	13/0			2030				

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	\$15,100	5	\$100	
	Other Observation, Extent: N/2	A, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service S	witch Rated 800 A	1mperes			

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

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

Asset #: 1944

Electrical	Curi	ent Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway	1000/		• • • •	444.000			
Conduit	100%		2036	\$41,200	1		
Panelboards Fused Disc Sw	100/		2025	¢4.000	5	¢100	
Fused Disc Sw Molded Case Bkrs	10% 90%		2035 2035	\$4,000 \$35,900	5 5	\$100 \$600	
Wiring	90%		2033	\$33,900	3	\$000	
Thermoplastic	100%		2036	\$58,300	1		
Motor Controllers	10070		2030	Ψ30,300	-		
Locally Mounted	100% 2 Corroded, Exten Location : Roo	t : Moderate, Area Affe	2041 ected : 1%	* *	5	\$100	
Ground							
Grounding Devices Generic	Location: Bas	on, Extent : N/A, Area . ement Boiler Room Ground Observed	LIFE Affected :	**	5	\$800	
Stand-by Power							
Transfer Switches							
Automatic	100%		2034	\$6,600	1	\$8,000	
Generators Natural Gas	Location: Out	ent : Moderate, Area A side Yard, Generator C on, Extent : Light, Area side Side Yard	an Not H	andle Emergency I	1 Load	\$9,100	
Lighting	<i>p</i>						
Interior Lighting Fluorescent	-	Fixtures, Extent : Ligh oughout The Building	2031 t, Area A <u>f</u>	\$298,200 Fected : 100%	10	\$18,000	
Fluorescent	5% Compact Fluore Location : Bas	scent Light, Extent : Li ement	2031 ght, Area	\$19,900 Affected : 100%	10	\$1,200	
LED	20%		2044	* *			
Egress Lighting	5 00/		2026	40.000			
Emergency, Service Exit/Emergency Light Combo	50% 5%		2036 2041	\$8,000	1		
Exit, Service	45%		2036	\$5,100	1		
Exterior Lighting LED	30%		2044	**			
No Component	70%						

Alarm

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

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

Asset #: 1944

Electrical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%	Now	\$49,100	2046	* *	1	\$8,800	
		amaged, Exte : Throughout	ent : Moderate,	Area Affe	ected : 50%			
	Other Obse	rvation, Exte	nt : N/A, Area A	ffected :	100%			
	Location .	: Hallways, C	Dutside					
	Explanati	on : CCTV Si	urveillance Can	ieras				
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	\$16,100	

Mechanical	Current Rep	air F	Future Replacement			aintenance	
System Component Type	% of Fail Date Es Total (Years)		ear E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%	20)46	* *	1		
Conversion Equipment							
Steam Boiler	50% 0-2	*)	1 41	* *	1	\$11,600	
	Broken, Extent : Modera		0%				
	Location : Boiler Room						
	Other Observation, Exten	ıt : N/A, Area Affect	ted : 50	0%			
	Location: Basement						
	Explanation: 1 Of 2 Is	An Older Unit.					
Steam Boiler	50%	20)49	* *	1	\$12,900	
	Other Observation, Exter	nt : N/A, Area Affect	ted : 50	0%			
	Location: Basement						
	Explanation: 1 Of 2 Bo	oilers Installed In 20	020.				
Distribution							
Steam Piping/Pump	100% 0-2	\$10,500 20	36	\$209,300			
1 6 1	Leak Evident, Extent : M	oderate, Area Affec	ted : 10	00%			
	Location: Boiler Room	1					
Terminal Devices							
Convector/Radiator	100%	20	34	\$213,700	1	\$8,400	
Controls							
Electrical	100%	20	31	\$145,300			
Air Conditioning							
Energy Source							
Electricity	100%	20)44	* *	1		
Conversion Equipment							
Split Unit	10%	20	1 41	* *			
Window/Wall Unit	20%	20	31	\$19,800	1		
No Component	70%						
Terminal Devices							
Fan Coil - 2 Pipe	5%	20	36	\$12,000	1	\$400	
No Component	95%						

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

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

Asset #: 1944

Mechanical	Current Repair		Futur	e Replacement	М	aintenance		
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	5%	Now	\$300	2036	\$1,100	2	\$700	
Unit	Location	: Roof And	xtent : N/A, Area A l By Fire Escape S gerant Piping Dan	tairs.	30% d Missing Insulatio	on.		
No Component	95%							
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,100	
Exhaust Fans	10070						\$25,100	
Roof	Malfunctio	-	\$5,000 nt : Moderate, Are Defective Fans.	2036 a Affected	\$50,200 d: 15%	2	\$600	
Wall Unit	Location		extent : N/A, Area A at Child Care its.	2036 Affected :	\$100 100%	2		
lumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	\$333,600	1		
Water Heater With Tanks Gas Fired		ervation, E : Boiler R	xtent : N/A, Area A	2034 Affected :	\$35,900 100%	2		
			its Installed In 201	4.				
Gas Fired	30% Not in Ser	0-2	\$3,100 t : Moderate, Area	2034	\$15,400	2		
Sanitary Piping Cast Iron	_		\$65,800 Extent : Moderate, at. Sewage Backing			1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2029	\$800	4	\$800	
Fixtures	10007							
Generic	100%							
Vertical Transport Elevators Geared Traction	100% Other Obs	ervation. F	ixtent : N/A, Area A	LIFE Affected :	**			
	Location	: Basemen	at To 6th Floor its. One Unit Not W					

Fire Suppression

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

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

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DEPT. OF HOMELESS SERVICES - 071 STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset #: 1944

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance		
System Component Type	% of Fail Date Total (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, Exter	nt : Moderate, Area	Affected	: 100%				
	Location: Kitchen							
	Other Observation, I	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Baseme	nt						
	*	t Fire Suppression C Vhich Equals 50 Squ						

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

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

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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



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

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

Asset #: 4457

rchitecture	Current	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior							
Exterior Walls							
Masonry: Brick	45% Now	\$212,300	LIFE	* *	5	\$25,800	
	Cracking/Crumbling						
	_	tockholm Street And		-	ut		
	Water Penetration, I						
		or Apartments And I					
Masonry: Limestone	5% Now	\$22,600	LIFE	**	5	\$2,100	
	Cracking/Crumbling	_	ea Affected	d: 10%			
	Location : Through						
Stucco Cement	50% Now	\$162,200	2039	**	5	\$35,800	
	Cracking/Crumbling			fected: 15%			
		d South Side Of Bui	_	. 1 . 50/			
	Water Penetration, I		rea Affeci	ted: 5%			
**** 1	Location : Apartmo	ent 2a					
Windows	1000/ NI	¢174.600	2050	* *	-	¢ (100	
Aluminum	100% Now Air Infiltration, Exte	\$174,600	2050		5	\$6,100	
	Location : Through		Ајјестеи	. 30/0			
	Broken/Missing Elen		orato Aro	a Affected : 75%			
	Location: Through		cruic, mic	u 1155ecteu . 7570			
	Ctrwt/Balnc Not Fur	-	ite. Area A	Affected · 50%			
		hout Apartments An		25,500,000			
Parapets		*					
Cast Stone/Terra Cotta	20%		LIFE	* *	5	\$14,500	
Masonry: Brick	35% 0-2	\$20,700	LIFE	* *	5	\$3,300	
ž	Joint Mortar Miss/E	rode, Extent : Light	Area Affe	ected : 10%			
	Location : Parapet	ts					
Stucco Cement	45% 2-4	\$5,200	2039	* *	5	\$5,400	
	Cracking/Crumbling		ea Affected	d : 5%		. ,	
	Location : Parapet	ts					
Roof							
Modified Bitumen	95%		2039	* *	10	\$19,600	
Skylight, Metal/Glass	5%		2054	* *	10	\$3,400	

Interior

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

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

Asset #: 4457

Architecture		Current l	Repair	Futu	re Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors	-0.				4.4	_	4.5		
Cast in Place Concrete	5%		0.1.6.1.0.0	LIFE	**	5	\$6,200		
Ceramic Tile	10%		\$16,100	2043	**	5	\$2,900		
			Extent : Light, Are	ea Affecti	ed : 10%				
		n : Toilets T	hroughout						
Quarry Tile	5%			2047	* *	5	\$4,300		
Vinyl Tile	20%		\$15,800	2034	\$315,500	3	\$4,300		
	_	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
			nt Kitchens						
	Patching Evident, Extent : Light, Area Affected : 10%								
	Location	n : Apartme	nt Kitchen Through	hout					
Wood	60%	0-2	\$204,300	2049	* *	5	\$32,100		
	Deteriora	ted Finish,	Extent : Moderate,	Area Af	fected : 75%				
	Location	n : Apartme	nt Throughout						
Interior Walls									
Ceramic Tile	20%	Now	\$74,400	2037	* *	5	\$13,500		
	Cracking/	Crumbling,	Extent : Moderate	e, Area A	ffected : 15%				
	Location	n : Toilets T	hroughout						
	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	fected : 5%				
	Location	n : Stairs							
Gypsum Board	40%			LIFE	* *	5	\$32,500		
Masonry: Fieldstone	10%		\$62,300	LIFE	* *		\$0 2 ,000		
1120001119 1 1 1010000110			Extent : Light, Area		: 15%				
		n : Basemer	-	33					
	Explana	tion : Mort	ar Joint Erosion						
Plaster		Now	\$49,400	LIFE	* *	5	\$12,200		
Traster			Extent : Moderate		ffected · 10%	3	\$12,200		
			r Apartments And						
			xtent : Moderate, A						
			r Apartments And						
Ceilings									
Plaster	100%	Now	\$33,800	LIFE	* *	5	\$34,700		
1 luster			Extent : Severe, A		eted · 10%	3	Ψ5-1,700		
			nt Mechanical Room						
Site Enclosure	<u> </u>								
Fence/Gates									
Chain Link	50%			2054	* *				
Iron Picket	50%			2069	* *				
Retaining Walls	3070			2007					
Cast in Place Concrete	100%			2069	* *				
Site Pavements	100/0	•		2007					
Public Sidewalk									
Cast in Place Concrete	100%			2047	* *				
Cust III I face Collected	100/0	•		207/					

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

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

Asset #: 4457

Architecture	Current Rep	oair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date E Total (Years)	stimated 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, Ex	racking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout								
Steel Grating	50%		2044	* *	1				
_	Other Observation, Exte	nt : N/A, Area A	ffected :	100%					
	Location : Exterior Fin	re Escapes							
	Explanation : Fire Esc	rapes							
Activity Yard									
Cast in Place Concrete	100% 2-4	\$800	2047	* *					
	Cracking/Crumbling, Ex	tent : Light, Are	a Affecte	ed: 2%					
	Location : Central Con	ırtyard							

Electrical	Current Repair	Future	Replacement	M			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2044	* *	5	\$200		
	Other Observation, Extent: N/A, A	rea Affected : I	00%				
	Location : Electrical Room	_					
	Explanation : Three Main Service 200 Amperes.	e Disconnect Sw	vitches Rated At (One 400 1	Amperes And Two		
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	. ,		

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

Asset #: 4457

Electrical	Current Repa	ir Future Repla	acement	М	aintenance			
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year Estim FY	ated 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	l Outside Perimeter						
	Explanation: CCTV Sur	veillance 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 Rep	nt Repair Future Replacement		M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated 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, Exte	ent : N/A, Area Affected :	100%			
	Location: Boiler Room	n				
		ine Fired Modular Hot V	Vater Boiler At 300,	000 Brit	ish Thermal Unit	
	Per Hour Each					
Distribution	1000/		0.100.000			
Hot Wtr Piping/Pump	100%	2033	\$120,300	4	\$2,700	
Terminal Devices	1000/	2022	0.440.700		417 000	
Convector/Radiator	100%	2032	\$449,700	1	\$17,800	
Controls	1000/		***			
Electrical	100%	2027	\$305,800			
Air Conditioning						
Energy Source	1000/	20.42	at at			
Electricity	100%	2042	* *	1		
Conversion Equipment	/					
Window/Wall Unit	15%	2027	\$31,300	1		
No Component	85%					
Ventilation						
Distribution	1000/				000	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$30,700	
Exhaust Fans						
Roof	100%	2029	\$106,700	2	\$1,700	

Plumbing

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

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

Asset #: 4457

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e 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 A	ffected :	100%			
	Location: Boiler	Room					
	Explanation: Two	o Units At 100 Gallor	ıs 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	

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

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

Page: 350

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

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



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

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

Asset #: 1956

Architecture		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	100/		#140 100			_	A < 0, 0, 0, 0	
Cast Stone/Terra Cotta	10% Cracking/Cr Location :	umbling,	\$140,100 Extent : Light, Are out	LIFE ea Affecte	** ed : 10%	5	\$68,800	
Masonry: Brick	Location: Spalling, Ex Location: Worn/Erode,	r Miss/Ero Walls Fac tent : Moo Walls Fac Extent :	\$326,300 ode, Extent : Mode cing Courtyard, Ba derate, Area Affect cing Courtyard, Ba Moderate, Area Ag cing Courtyard, Ba	ulkhead ed : 20% ulkhead fected : .	ó	5	\$79,300	
Windows								
Aluminum Steel	Corrosion/R Location: Deteriorated Location:	Stairs d Finish, I Stairs	\$8,000 ktent : Moderate, A Extent : Moderate, Extent : Moderate	Area Afj	fected : 50%	5 5	\$3,400 \$1,100	
	Location:	Stairs						
Parapets Cast Stone/Terra Cotta Masonry: Brick	Joint Morta		\$28,200 ode, Extent : Mode	LIFE LIFE erate, Are	* * * * ea Affected : 10%	5-10 5	\$5,400 \$4,500	
	Location:	Parapet	Wall					
Metal Panel	2%			2056	* *	5	\$500	
Metal Rail	15% 10%			2049 2041	* *	5-10 5-10	\$17,200 \$4,900	
Metal: Cage/Fence Roof	1070			2041		3-10	\$4,900	
Cast in Place Concrete	3%			LIFE	* *	10	\$2,100	
Modified Bitumen	92%			2041	* *	10	\$38,700	
Skylight, Metal/Glass	5%			2056	* *	10	\$7,000	
terior								
Floors Cast in Place Concrete	10% Repairs in F Location :	_	Extent : N/A, Area t	LIFE Affected	**	5	\$44,800	
Mosaic Tile	5%			2041	* *	5	\$12,800	
Vinyl Tile	80%	_	\$45,200 Extent : Light, Are out	2036	\$2,262,300 ed: 10%	3	\$30,700	
Under Construction	Location:	Kitchen	xtent : N/A, Area A en Under Construc		0%			

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

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

Asset #: 1956

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I 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 Plaster	15% 75%	0-2	\$17,900	LIFE LIFE	* *	5-10 5	\$12,500 \$11,100	
Flastei			\$17,900 Extent : Light, Are			3	\$11,100	
	Location :			u 11990010	<i>a</i> . 570			
Under Construction	Location :	Kitchen	xtent : N/A, Area A		0%			
G. T.	Explanation	on : Kitche	en Under Construc	etion				
Ceilings AcousTileSusp.Lay-In	15%			2049	* *	5	\$15,400	
Exposed Struc: Concrete		Now	\$76,700	LIFE	* *	5	\$1,600	
2		rumbling,	Extent : Moderate		fected : 20%	C	\$1,000	
	Exposed Re Location :		nt, Extent : Severe t	Area Afj	fected : 5%			
	Loose/Dela Location :	-	, Extent : Moderat oom	e, Area A	ffected : 20%			
	Paint Peelin Location :	_	: Severe, Area Affe t	ected : 50	0%			
Exposed Struc: Steel	5%	Now	\$246,000	LIFE	* *			
		-	ents, Extent : Seve		Affected : 50%			
			low Ramp At West					
		_	xtent : Severe, Ared low Ramp At West		l : 100%			
Plaster	65%		\$40,500	LIFE	* *	5	\$41,600	
	Cracking/C. Location:	_	Extent : Moderate r	, Area A <u>f</u>	fected : 5%			
Under Construction	5%							
			xtent : N/A, Area A	ffected :	0%			
	Location:			, -				
Site Enclosure	Explanatio	on : Kitche	en Under Construc	tion				
Fence/Gates								
Chain Link	100%			2056	* *			
Retaining Walls								
Cast in Place Concrete	50%	2-4	\$7,600	2056	* *			
	_	_	Extent : Moderate Stair To Basement		fected : 5%			
Masonry: Brick	50%			2056	* *			
Site Pavements	· <u> </u>							
Public Sidewalk	1000/			2041	ناه ماه			
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								

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

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

Asset #: 1956

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
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 Re	Current Repair Future Replacement		М	Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Yes		Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	203	. ,	5	\$300		
	Other Observation, Ext	0 00					
		Room In Sub-basemen					
a	Explanation: One 1,0	600 Ampere Main Disc	onnect Switch				
Switchgear / Switchboard	1000/	200	φ1.c 2 .c00	_	#200		
Fused Disc Sw	100%	203	\$162,600	5	\$300		
Raceway	1000/	200	0.000	4			
Conduit	100%	203	86 \$115,900	1			
Panelboards	50/	20/	Φ4.500	_	#100		
Fused Disc Sw	5%	203		5	\$100		
Molded Case Bkrs	95%	200	\$85,300	5	\$1,700		
Wiring	500 /	• •					
Braided Cloth	50%	203	- +)	1			
	Insulation Aged, Extend Location : Throughou		сстеа : 100%				
Thermoplastic	50%	203	\$87,000	1			
Motor Controllers							
Locally Mounted	100%	203	\$207,400	5	\$500		
Ground							
Grounding Devices							
Not Accessible	100%						
Stand-by Power							
Transfer Switches							
Automatic	100%	203	\$13,700	1	\$21,200		
Generators							
Diesel	100%	203	_ +,	1	\$26,600		
	Other Observation, Extent: Light, Area Affected: 100%						
		Room In Sub-basemen	nt				
	Explanation: One 20	00 Kilowatts					
Batteries							
Lead/Acid	100%	202	27 \$2,500	5	\$2,500		

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

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

Asset #: 1956

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power								
Fuel Storage								
Day Tank	50%			2035	\$12,800	5		
		Generato	xtent : Light, Area or Room In Sub-ba :0 Gallons		: 100%			
Main Tank			xtent : Light, Area	2039 Affected	* * : 100%	5		
	Location : S Explanation							
ighting	•							
Interior Lighting								
Fluorescent	10%			2031	\$104,600	10	\$6,300	
	Location:	Through	xtent : Light, Area out The Building	Affected	: 100%			
T	Explanation	1 : 1-8 La	amps	2021	#20.000	10	ф1 2 00	
Fluorescent	2% Other Observ Location: S		xtent : N/A, Area A	2031 ffected :	\$20,900 100%	10	\$1,300	
	Explanation	1 : Comp	act Fluorescent L	amps				
LED	78%			2044	* *			
Under Construction	10%							
Egress Lighting								
Emergency, Service	10%			2031	\$4,200	1		
Emergency, Service	40%			2044	* *	1		
Exit/Emergency Light	1%			2044	* *			
Combo								
Exit, Service	9%			2031	\$2,700	1		
Exit, Service	40%			2044	* *	1		
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
larm								
Security System				• • • •		_		
Generic			xtent : Moderate, 2 And Exterior	2036 Area Affe	\$129,100 cted : 100%	1	\$25,700	
	Explanation	ı : CCTV	System					
Fire/Smoke Detection	-		•					
Generic, Digital	100%			2036	\$177,300	1-3	\$43,600	
			xtent : Light, Area out The Building	Affected			•	
	Explanation	ı : Pull E	Box Station, Strobe	s. Bell. H	orn, Smoke Detect	tor And F	ire Alarm Panel	

Mechanical		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

Asset #: 1956

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (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, E Location : Basemen Explanation : Oil To	t		: 100%			
Conversion Equipment Steam Boiler	100% Other Observation, E Location : Sub-base Explanation : 3 Uni	ement	2049 Affected	**	1	\$68,100	
Distribution Central Plant Steam Piping/Pmp	100% Now	\$96,700	2046	* *	4	\$3,400	
	Corroded, Extent : Se Location : Basemen		1. 30/0				
Terminal Devices Convector/Radiator	100%		2034	\$562,200	1	\$22,200	
Controls Electrical Air Conditioning	100%		2034	\$382,200			
Energy Source Electricity	100%		2044	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	50%		2034	\$560,000	2	\$2,100	
c c	R-22 Refrigerant, Ext Location: 1st, 2nd		ffected :	15%			
Split Unit	10% Other Observation, E Location : 2nd Floo	r		* *			
Window/Wall Unit	Explanation: 1 Uni	t In Medical Room	2031	\$26,000	1		
No Component	30%		2031	\$20,000	1		
Heat Rejection Air Cooled Condenser Unit	100%		2041	* *	2	\$47,900	
Ventilation Distribution Ductwork/Diffusers	10%		LIFE	* *	2-5	\$6,100	
No Component	90%		ыны		<u> 2</u> -J	ψ0,100	
Exhaust Fans	100/						
Roof Wall Unit	10% 15% 75%		2036 2036	\$13,300 \$4,400	2 2	\$200 \$300	
No Component	75%						

Plumbing

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

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

Asset #: 1956

lechanical	Current Repair	Future I	Replacement	Maintenance		
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing						
H/C Water Piping						
Brass/Copper	50%	2036	\$441,500	1		
Galvanized Steel		21,900 2034	\$438,800	1		
	Corroded, Extent : Severe, Are	**				
	Location: Sub-basement An	d Water Main				
HW Heat Exchanger						
Steam Fired	100%	2046	* *	4	\$6,800	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron		512,100 LIFE	* *	1		
	Corroded, Extent : Moderate,	Area Affected : 10%				
	Location: Sub-basement					
Sump Pump(s)	1000/			_	.	
Non-Submersible	100%	2041	* *	4	\$1,500	
Backflow Preventer			de de			
Generic	100%	2041	* *	1	\$4,200	
Fixtures	1000/					
Generic	100%					
Instantaneous Hot Water	1000/	2041	* *			
Electric	100%	2041				
	Other Observation, Extent : N Location : Basement	/A, Area Ajjeciea : 10	10%			
-4:1 T	Explanation: 3 Seperate Co	mponenis				
rtical Transport Elevators						
Geared Traction	100%	LIFE	* *			
Geared Traction	Controller Not Working, Exter					
	Location: Two Elevators No		yeerea . 0070			
	Other Observation, Extent : L	0	100%			
	Location: 1 Unit From Sub-			Rasemeni	To 6th Floor 1	
	Unit From Sub-basement To		., 1 0 1		10 000 1 1000, 1	
	Explanation: 3 Units					
re Suppression						
Standpipe						
Generic	100%	2036	\$316,500	1-5	\$35,900	
Sprinkler						
Generic		95,100 2046	* *	1-2	\$16,700	
	Corroded, Extent : Severe, Are	ea Affected : 20%				
	Location: Basement					
Fire Pump						
Generic		\$6,600 2039	* *	1	\$11,600	
	Corroded, Extent : Severe, Are	ea Affected : 10%				
	Location: Basement					
Chemical System Generic						
	100%	2034	\$58,100	1-10	\$29,000	

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

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

Page: 357

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

Area Sq Ft : 65,000 Project Type : HOMELESS SERVICES

Date of Survey : 24-Mar-2023 Landmark Status : NONE

Date of Survey : 24-Mar-2023 Landmark Status

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



Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior							
Exterior Walls							
Masonry: Brick	5% 4+	\$5,700	LIFE	* *	5	\$3,500	
	Graffiti, Extent : Seve		2%				
	Location : Sides Of	-					
	Vertical Cracks, Exte		a Affected	d : 5%			
	Location : Front Fa			1 100/			
	Water Penetration, E.				,		
	Location : Bulkhead						
Metal Panel	2% Now	\$1,800	2054	* *	5	\$2,600	
	Deformed/Dented, Ex Location : Stair Bul		Affected	: 10%			
Pre-Cast Concrete	3%		LIFE	* *	5	\$6,800	
Stucco Cement	90% Now	\$353,300	2039	* *	5	\$78,000	
	Cracking/Crumbling, Location : Rear Of		rea Affec	ted : 20%			
	Other Observation, E	-	a Affecte	d: 10%			
	Location : Rear And						
	Explanation : Graff	ìti					
Windows							
Aluminum	95% Now	\$28,300	2050	* *	5	\$14,800	
	Ctrwt/Balnc Not Fund Location : Through		ate, Area	Affected : 5%			
	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 Elemen	ts, Extent : Severe,	Area Aff	ected : 25%			
	Location: Stairs						
	Deteriorated Finish,	Extent : Severe, Ar	ea Affect	ed : 50%			
	Location: Stairs						
	Thermally Inefficient,	Extent: Moderate	e, Area Aj	fected : 50%			
	Location : Stairs						
Parapets							
Metal Panel	5%		2054	* *	5	\$1,200	
	Other Observation, E	xtent : N/A, Area A	Iffected :	100%			
	Location : Copings						
	Explanation: Meta	l Panel Over Stone					
Metal Panel	95%		2054	* *	5	\$22,100	
	Other Observation, E						
	Location: Roof Side	•	ırapet Wa	ıll			
	Explanation : Meta	l Panel Cladding					

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Fail Date F Total (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, 5t	And 5e						
Skylight, Metal/Glass	5% Now	\$11,000	2044	* *				
	Water Penetration, Exte		rea Affect	ed : 10%				
	Location: Stairs A And C							
	Other Observation, Extent : Light, Area Affected : 5%							
	Location: Roof Of Bu	-						
-	Explanation : Some Si	kylights Are Not	Installed					
nterior								
Floors	20/		2022	#24 400	2	#2 000		
Carpet	2%	ΦΩ 2 ΩΩ	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							
Ceramic Tile	10% Now	\$11,000	2043	* *	5	\$4,000		
Ceramic Tile	10% Now Cracking/Crumbling, E				3	\$4,900		
	Location : Staff Restre			ea : 25%				
				* *				
Quarry Tile	3% Now	\$10,700	2039		5	\$2,200		
	Broken/Missing Elemen							
	Location : Security O	•	-					
	Other Observation, Extent : Moderate, Area Affected : 5% Location : 1st Floor Lobby And Corridor							
		-	ior					
	Explanation : Loose U		• • • • • • • • • • • • • • • • • • • •	di di		410.000		
Vinyl Tile	30% Now	\$16,100	2039	**	3	\$10,900		
	Cracking/Crumbling, E		rea Affecte	ed : 10%				
	Location : Throughou	t 1st Floor						
Wood	50% 0-2	\$290,000	2049	* *	5	\$45,600		
	Deteriorated Finish, Ex		Area Affe	cted : 30%				
	Location : Throughou							
	Dry Rot/Decay, Extent .		Affected .	: 20%				
	Location : Throughou	t						

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Now	\$163,700	2049	**	5	\$2,500	
			ents, Extent : Sever	re, Area .	Affected: 25%			
			at Corridors	1 00	. 1 100/			
			e, Extent : Severe, A	lrea Affe	cted : 10%			
		ı : Basemen	- T					
Ceramic Tile	8%			2043	**	5	\$19,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,000	
Gypsum Board	50%		\$34,700	LIFE	**	5	\$74,400	
	_	_	Extent : Severe, Ai	rea Affec	rted : 10%			
	Location	ı : Through	out					
Plaster	35%			LIFE	* *	5	\$26,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2039	* *	5	\$14,500	
Exposed Struc: Concrete				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%	ı		2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		\$3,800	2047	* *			
	_	_	Extent : Moderate		tfected : 2%			
	Location	ı : Universi	ty Avenue At Front	Entry				
On-Site Walkways								
Cast in Place Concrete	95%			2047	* *			
Pavers/Stone	5%			2043	* *			

Electrical	Current Repair	Future Re	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2034	\$25,300	5	\$300			
	Other Observation, Extent : Light, A	Area Affected : 100	1%					
	Location : Electrical Room Basem	ient						
	Explanation: One 1,200 Ampere And One 800 Ampere Main Disconnect Switch							
Switchgear / Switchboard		-						
Fused Disc Sw	100%	2034	\$162,600	5	\$300			
Raceway								
Conduit	95%	2034	\$110,100	1				
Conduit	5%	2054	* *	1				

Maintenance \$ are aggregated over a ten-year period. Site specific 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	
Inder 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	1000/		440.400		de de	_	44.000		
Generic	Corroded,		\$10,400 evere, Area Affected ain Basement	LIFE l : 100%	* *	5	\$1,000		
Lighting									
Interior Lighting									
Fluorescent	65%			2029	\$642,800	10	\$38,800		
	-	luorescent : Apartme	t Light, Extent : Lig nt Units	ht, Area	Affected : 100%				
Fluorescent	15%			2029	\$148,300	10	\$8,900		
	_	And Fixtus : Apartme	res, Extent : Light, nt Units	Area Aff	ected : 100%				
Fluorescent	10%			2034	\$98,900	10	\$6,000		
	-		res, Extent : Light, Electrical And Mec						
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		
			Extent : Light, Area	Affected	: 100%				
		Location : Security Office First Floor							
		ion : Alam For The F	Bell, Pull Boxes A uture	nd Fire A	Alarm Panel The Sy	vstem Wi	ll Need To		

Maintenance \$ are aggregated over a ten-year period. Site specific 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 R	tepair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source Natural Gas	100%		2044	* *	1				
Conversion Equipment	10070		2044		1				
Hot Water Boiler	100% 0-2 Broken, Extent : Seven Location : Basement Leak Evident, Extent : Location : Basement	t. Broken Boiler C Severe, Area Affe	asing cted : 209		1 Broken C	\$28,900 Tasing			
	Other Observation, Ex Location : Subcellar Explanation : 1 Unit		Affected	: 100%					
Distribution									
Hot Wtr Piping/Pump	100% 0-2 Corroded, Extent : Mo Location : Subcellar		2033 cted : 40%	\$142,100	4	\$3,200			
Terminal Devices Convector/Radiator	100% 0-2 Damaged, Extent : Mo Location : Subcellar Not in Service, Extent Location : Various L	; Cellar And Vario : Moderate, Area	us Floors	5	1	\$18,900			
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 No Component	5% 75%		2029	\$12,300	1				
Ventilation									
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$36,200			
Exhaust Fans	200/		2024	Φ5 7 7 00	2	# 400			
Interior Roof	20% 80% 0-2 Noisy/Vibrating, Exter Location : Roof. On Not in Service, Extent Location : Roof. 6 U	e Unit Vibrating A : Moderate, Area	nd Noisy Affected		2 2	\$400 \$1,300			

Maintenance \$ are aggregated over a ten-year period. Site specific 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 l	Repair	Futur	e 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 Evid	ent, Extent	: Moderate, Area A	Iffected :	5%					
	Location	i : 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			

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

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

Page: 364

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



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

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

Asset #: 4445

rchitecture		Current Repair Future Repla		ent Repair Future Replacement Maintenance		nent Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast in Place Concrete		Now	\$181,200	LIFE	* *	5	\$75,700		
	_	Crumbling, : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 10%				
Cast Stone/Terra Cotta	5%	Now	\$361,400	LIFE	* *	5	\$59,200		
	0	Crumbling, : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 30%				
	_	Cracks, Ext	tent : Moderate, Ar out	ea Affect	ted : 30%				
Masonry: Brick	80%			LIFE	* *	5	\$121,100		
•	Repairs in	Progress, 1	Extent : N/A, Area	Affected	: 50%				
	Location	: Various I	Facades						
Stucco Cement	5%	4+	\$8,600	2039	* *	5	\$9,500		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%								
	Location	: Rear Fac	cade						
Windows									
Aluminum	95%			2042	* *	5	\$18,100		
	•	Progress, I : Through	Extent : N/A, Area 2 out	Affected	: 20%				
Metal Louvers	5%	0-2	\$2,600	2043	* *				
		Rusting, E.	xtent : Light, Area . out	Affected	: 10%				
Parapets									
Metal: Cage/Fence	100%			2039	* *	5-10	\$86,800		

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

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

Asset #: 4445

Architecture	Current Repair	Future Replacement	M	aintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
Exterior Roof									
Modified Bitumen	97% Now \$662,100 Drains Inad/Misposn, Extent: Severe, A Location: Main Roof Miss/Damaged Flashings, Extent: Seve.				1				
	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	i Tyjecica i 10070							
Skylight, Metal/Glass	3% Now \$105,300 Corrosion/Rusting, Extent: Moderate, A Location: Bulkheads, Throughout Glazing Broken/Cracked, Extent: Mode								
	Location : Bulkheads, Throughout Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Main Roof								
	Water Penetration, Extent : Moderate, A Location : Bulkheads, Throughout	rea Affected : 10%							
Interior Floors									
Cast in Place Concrete	5% 4+ \$11,600 Cracking/Crumbling, Extent : Light, Are Location : Basement Mechanical Room		5	\$14,900					
Ceramic Tile	10% Now \$76,900 Cracking/Crumbling, Extent: Moderate Location: Bathrooms In Apartments	2043 ** , Area Affected : 30%	5	\$6,800					
Vinyl Tile	85% 0-2 \$64,000 Cracking/Crumbling, Extent: Light, Are Location: Basement And 1st Floor Off Worn/Erode, Extent: Light, Area Affecte Location: Basement And 1st Floor Off	fices, Apartments Throughord : 75%		\$43,500					

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

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

Asset #: 4445

Architecture		Current I	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Cast in Place Concrete	10%			LIFE	* *				
Ceramic Tile	5%		\$49,400	2043	**	5	\$9,000		
			ents, Extent : Mode		ea Affected : 20%	•			
		: Apartme	nts Bathrooms Thre						
Concrete Masonry Unit				LIFE	* *	5	\$7,200		
Gypsum Board	10%	Now	\$10,000	LIFE	* *	5	\$21,500		
			Extent : Light, Are	ea Affecte	ed : 10%				
		: Apartme	nts Throughout						
Plaster	70%			LIFE	* *	5	\$75,400		
		Cracking/Crumbling, Extent: Moderate, Area Affected: 10%							
	Location : Staircases Throughout Water Penetration, Extent : Moderate, Area Affected : 10%								
				lrea Affe	cted : 10%				
a !!!	Location	: Staircase	es Throughout						
Ceilings	100/			20.47	* *		ф1 2 000		
AcousTileSusp.Lay-In	10%	0.2	¢0,000	2047	* *	3	\$12,800		
Gypsum Board	20%	0-2	\$8,900	LIFE		5	\$32,000		
	_	: Through	Extent : Light, Are out	га Ајјеси	ea : 10%				
Plaster	Cracking/0	Now Crumbling, : Bulkhead	\$272,200 Extent : Moderate ds	LIFE , Area Aj	* * ffected : 10%	5	\$55,900		
		etration, E. : Bulkhead	xtent : Moderate, A ds	lrea Affe	cted : 10%				
ite Enclosure									
Fence/Gates									
Iron Picket	100%	15: 1	F I: I. A	2069	* *	•			
			Extent : Light, Ared out Main Entrance		a : 30%				
D -4-1-1-1- W-11-	Locuiton	. Inrougn	oui Main Entrance						
Retaining Walls Cast in Place Concrete	100%			2069	* *	:			
ite Pavements	10070			2009					
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$12,600	2047	* *	:			
	Cracking/0	Crumbling,	Extent : Moderate e Of Building		ffected : 10%				
	_		Extent : Moderate, e Of Building	Area Aff	fected : 5%				
	Tripping H	lazard, Ext	ent : Moderate, Are e Of Building	ea Affect	ed : 5%				
On-Site Walkways			J = ································						
Cast in Place Concrete	100% Sinking/Su	0-2	\$25,300 xtent : Moderate, A	2047 rea Affec	* *	:			
	-	: Rear All		. cu 11,5et	. 10/0				

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

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

Asset #: 4445

Electrical	Current R	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (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, Ex	-	Affected	: 100%						
	Location : Electrical				~-					
	Explanation : Three Rust.	800 Ampere Main	Disconn	ect Switches. Encl	osure Sho	ows Signs Of				
Switchgear / Switchboard										
Fused Disc Sw	100% 0-2	\$162,600	2064	* *	5	\$200				
	Other Observation, Ex	tent : Light, Area	Affected	: 100%						
	Location: Basement									
	Explanation : Equip	ment Shows Signs	Of Rust.							
Raceway	150/		2024	¢17.400	1					
Conduit	15% 85%		2034 2034	\$17,400	1					
Conduit	83%		2034	\$98,500	1					
Panelboards Fused Disc Sw	5 0/		2022	\$6,000	_	¢100				
	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					
Braided Cloth	Insulation Aged, Exter	· ·		00%	1					
	Location : Basement		естей . 1	0070						
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, Ex	tent : Light, Area	Affected	: 100%						
	Location : Basement Of Building A Sprinkler Room									
	Explanation: Corro	ded								
Lighting										
Interior Lighting										
Fluorescent	100%		2034	\$1,388,900	10	\$83,700				
	Other Observation, Ex	-	Affected	: 100%						
	Location : Througho	ut								
	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				

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

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

Asset #: 4445

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es	stimated 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	
	Other Observation, Extent	: Light, Area Affected : 10	00%			
	Location : Interior And E.	xterior				
	Explanation : Cameras Se	ecurity System				
Fire/Smoke Detection						
Generic, Digital	100%	2044	* *	1-3	\$56,300	
_	Recent Installation, Extent	: N/A, Area Affected : 10	0%			
	Location : Throughout Th	e Building				

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Interruptible Gas/Dual	100%	4+	\$125,700	2054	* *	1			
Fuel									
			t : Moderate, Area						
			t Vault, Fuel Tank				0		
Commission Empirement	Hurricai	ie Sandy, 1	he Facility Present	ly Opera	ites On Temporary	Fuel Soi	irce		
Conversion Equipment	1000/	Now	¢210.200	2020	* *	1	¢01 400		
Steam Boiler			\$318,300 evere, Area Affected	2039		1	\$81,400		
	On A Ten Other Obs Location	nporary He			•	cility Pro	esently Operates		
Distribution									
Central Plant Steam Piping/Pmp	100%	4+	\$770,100	2054	* *	4	\$4,500		
1 0 1	Leak Evid	ent, Extent	: Moderate, Area A	Iffected :	50%				
	Location	: Leaking	Steam Piping In Va	irious Lo	ocations				
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location	: Through	out						
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
	Location	: Through	out						
	Explana	tion : All N	ew Steam Traps Re	cently In	stalled				

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

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

Asset #: 4445

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Terminal Devices								
Convector/Radiator		4+ ed Life, Ex : Through	\$212,700 tent : Severe, Area out	2047 Affected	* * : 100%	1	\$25,200	
Fan Coil Unit/Heat	5%			2029	\$113,200	1	\$1,500	
Controls								
Pneumatic	100%			2035	\$1,764,200			
ir Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2032	\$34,600	1		
No Component	90%							
entilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$10,200	
No Component	80%							
Exhaust Fans								
Roof	10%			2034	\$17,700	2	\$300	
No Component	90%							
lumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$58,600	2044	* *	1		
			oderate, Area Affe		%			
	Location	: Corrode	d, Leaking Riser Pi	ping				
HW Heat Exchanger								
Steam Fired	100%	4+	\$88,300	2054	* *	4	\$9,000	
			t : Severe, Area Aff					
	Location	: Basemen	t, Equipment Was	Damageo	l During Hurrican	e Sandy		
Sanitary Piping								
Cast Iron	90%	Now	\$207,000	LIFE	* *	1		
			Extent : Moderate, .					
			out. Occasional Se					
			xtent : Severe, Are	a Affected	d : 100%			
		: Through						
	Explanat	ion : Not C	Corrected Pitch					
Cast Iron	10%	0-2	\$69,000	LIFE	* *	1		
	Damaged,	Extent : Se	evere, Area Affected	d: 100%				
	Location	: Through	out Residence Bath	irooms, L	Defective Bath Tub	e Triple I	Lever Valves	
Storm Drain Piping								
Cast Iron	100%	4+	\$96,600	LIFE	* *	1		
	On Extend	ed Life, Ex	tent : Moderate, Ai	rea Affect	ted : 100%			
	Location	: Through	out					

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

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

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DEPT. OF HOMELESS SERVICES - 071 URBAN FAMILY CENTER

Asset #: 4445

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sump Pump(s)							
Non-Submersible	20% 0-2	\$3,700	2044	* *	4	\$400	
	Malfunctioning, E	Extent : Moderate, Are	a Affected	d : 50%			
	Location: Bases	ment, 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	

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

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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	\$200,400	\$524.700

Total	\$209,400	\$524,700

EXPENSE Exterior Architecture	FY 2027 \$12,200	FY 2028	FY 2029 \$11,400	FY 2030
Interior Architecture	\$46,900	\$6,700	\$11,400	\$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



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

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

Asset #: 4458

Architecture	Current Repair		Futur	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	700/	2.4	0.51 (0.0	TIPE	* *	_	Φ1 2 500	
Masonry: Brick	70%		\$51,600	LIFE		5	\$12,500	
		Extent : Mo a : Front Fo	derate, Area Affect acade	ed : 10%)			
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	- 0.					_	4.000	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$2,000	
Masonry: Brick	30%			LIFE	* *	5	\$1,500	
Metal Panel	40%	3.7	ФООО	2054	* *	5	\$7,800	
Metal Rail	5%		\$900	2039		5	\$1,800	
		/Rusting, E i : Through	xtent : Moderate, A out	Irea Affe	cted : 30%			
Stucco Cement	20%			2039	* *	5	\$2,600	
Roof								
Modified Bitumen	_		\$6,600 Moderate, Area A lkhead	2034 ffected :	\$131,200 10%			
Skylight, Metal/Glass			\$1,400 nings, Extent : Mod	2044 erate, Ar	* * ea Affected : 10%			
Interior			-					
Floors								
Carpet	5%			2033	\$29,400	3	\$3,300	
Ceramic Tile	40%			2043	* *	5	\$13,300	
Vinyl Tile	10%		\$1,800	2039	* *	3	\$1,200	
			Extent : Moderate , Offices And Apara					
Wood	45%	0-2	\$89,300	2062	* *	5	\$14,000	
	Deteriora		Extent : Moderate,		fected : 25%		. ,	
Interior Walls								
Ceramic Tile	25%	Now	\$22,700	2043	* *	5	\$10,300	
	_	_	Extent : Light, Are rs And Stairs	ea Affecte	ed : 2%			
Concrete Masonry Unit	20%			LIFE	* *	5	\$6,600	
Gypsum Board		Now	\$11,600	LIFE	* *	5	\$24,800	
S) Poulli Dould	Water Pen		xtent : Moderate, A		cted : 5%	J	Ψ2 1,000	
Masonry: Brick	1%			LIFE	* *			
Masonry: Fieldstone	4%			LIFE	* *			
masom y. I felusione	7/0			LILL				

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

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

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
nterior								
Ceilings								
Gypsum Board		Now	\$9,900	LIFE	* *	5	\$35,400	
			xtent : Moderate, A	rea Affe	cted : 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	* *			
		tar Miss/Er : Main En	ode, Extent : Mode try Ramp	rate, Are	ea Affected : 2%			
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		
C	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Front An	d Rear Of Building	-				
	Explana	tion : Fires	capes					
Activity Yard								
Rubber Matting	100%			2034				

lectrical	Current Repair	Future Rep	lacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$200	
	Other Observation, Extent: Light, 1	Area Affected : 1009	%			
	Location : Electrical Room					
	Explanation : One 400 Ampere Ai	nd Two 200 Ampere	Main Disco	nnect Sw	itches.	
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		

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

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

Asset #: 4458

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
round								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$700		
ighting								
Interior Lighting				****		*		
Fluorescent	45%		2034	\$308,100	10	\$18,600		
	T-8 Lamps And Fixto Location : Hallwa	ures, Extent : Moder ys And Kitchen At T						
Fluorescent	10%		2029	\$68,500	10	\$4,100		
	T-12 Lamps And Fix Location: Baseme	tures, Extent : Mode ent And Day Care At				,		
LED	45%		2044	* *				
	Recent Installation, Location : All Apa		Iffected :	100%				
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	1000/		2026	* *		01 6 000		
Generic	100%	F	2039		1	\$16,800		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways And Exterior Of The Building							
=	Explanation : Can	ieras Security Syster	n Only					
Fire/Smoke Detection	1000/		2041		1.0	427.5 00		
Generic, Digital	100%	T	2044	**	1-3	\$27,700		
	Recent Installation, Location: Baseme	Extent : N/A, Area A ent And 1st Floor On		100%				

echanical	Current Repair	Future Repla	Future Replacement		Maintenance	
rstem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
ating						
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 1	Modular Hot Water Boi	lers, Hydr	otherm 7	20,000 Btu	
Distribution						
Hot Wtr Piping/Pump	100%	2042	* *	4	\$2,200	
Terminal Devices						
Convector/Radiator	100%	2039	* *	1	\$14,500	

Air Conditioning

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

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

Asset #: 4458

Mechanical	Cal Current Repair Future Replacemen		Maintenance
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) 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
lumbing			
H/C Water Piping			
Brass/Copper	100%	2044 **	1
Water Heater With Tanks			
Gas Fired	100%	2033 \$85,400	2
	Other Observation, Extent : L	ight, Area Affected : 100%	
	Location: Basement		
	Explanation: Two 71 Gallor	n Tanks, Two 120 Gallon Tanks	
Sanitary Piping			
Cast Iron	100%	LIFE **	1
Storm Drain Piping			
Cast Iron	100%	LIFE **	1
Fixtures			
Generic	100%		
ire Suppression			
Sprinkler			
No Component	99%		
Generic	1%	2054 **	1-2 \$100
	Other Observation, Extent : L	ight, Area Affected : 1%	
	Location: Laundry Room		
	Explanation : One Sprinkler	Head Observed In Laundry Room	

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

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

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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



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

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

Asset #: 4451

Architecture	Cur	rrent Repair	M						
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior									
Exterior Walls	- 0./			de de	_	42 - 400			
Cast in Place Concrete	5%	0012 100	LIFE	* *	5	\$27,600			
Masonry: Brick Cavity	95% No		LIFE	**	5	\$104,800			
		ion, Extent : Moderate, orth Side Of Building	Area Affec	tea : 10%					
Windows	Location . No.	Tin Side Of Building							
Windows Aluminum	100% 4-	+ \$826,000	2050	* *	5	\$14,400			
Aummum		*,		0%	3	\$17,700			
	Air Infiltration, Extent : Severe, Area Affected : 60% Location : Throughout								
		g Elements, Extent : Sev							
	Location: Missing Windows In 5 Locations								
	Ctrwt/Balnc Not Funct, Extent: Severe, Area Affected: 20%								
	Location: Throughout								
		ion, Extent : Moderate,	Area Affec	ted : 10%					
	Location : No	orth Side Of Building							
Parapets									
Masonry: Brick Cavity	95%		LIFE	* *	5	\$4,300			
Metal Panel	5%	F N/4 4	2044	**	5	\$900			
		tion, Extent : N/A, Area	Ajjectea :	100%					
	Location: Co	ping Location Noted							
Roof	Explanation .	Location Noted							
IRMA/Protected Membrane	80% No	sew \$26,000	2029	\$260,000					
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% Location : Main Roof								
	Recent Repair I Location : Ma	Evident, Extent : Light, ain Roof	Area Affec	ted : 5%					
	Water Penetrati	ion, Extent : Light, Area	a Affected :	10%					
		ıfeteria And 9th Floor I							
		tion, Extent : Light, Are	a Affected .	5%					
	Location : Ma								
		Missing Insulation And		de de		42.000			
Metal Panel	15%		2047	* *	10	\$3,800			
Skylight, Metal/Glass	5%		2044	* *	10	\$2,300			
nterior 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% No	ow \$244,000	2044	**	3	\$3,300			
-		abling, Extent : Severe, vilion And Basement	Area Affect	ed : 100%		•			
	Worn/Erode, Ex	xtent : Severe, Area Affe	ected : 25%						
	Location : Pa	vilion, Lounge							

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

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

Asset #: 4451

Architecture	Current Repair			Futu	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$3,300	
Glass: Single Pane	10%		444600	LIFE	**	5	\$4,900	
Gypsum Board	_	Crumbling,	\$14,600 Extent : Moderate ms And Offices	LIFE , Area Aj	** ffected : 10%	5	\$31,200	
Under Construction	Location			ffected :	0%			
Ceilings	Блрини	non . Bocu	non Ivoica					
AcousTileSusp.Lay-In	Broken/M Location Staining/L	ı : Kitchen	\$4,400 nents, Extent : Light Extent : Moderate Room		-	5	\$6,600	
AcousTileSusp.Lay-In	5%	Now	\$73,400	2054	* *	5	\$2,200	
neous/neousp.Luy m	Broken/M	issing Elem	eents, Extent : Seve In Basement		Affected : 100%	3	φ2,200	
Exposed Struc: Concrete	5%	Now	\$13,200	LIFE	* *	5	\$700	
	-	Reinforceme 1 : Electric	ent, Extent : Severe, Room	Area A <u>j</u>	fected : 2%			
Gypsum Board	75%	Now	\$57,900	LIFE	* *	5	\$82,800	
	_	Crumbling, 1 : Cafeteri	Extent : Severe, Ai a	rea Affec	eted : 5%			
Enclosure								
Fence/Gates	1000/	4.1	¢2 000	2060	* *			
Iron Picket			\$2,800 ents, Extent : Mode Avenue	2069 erate, Ar				
Free Standing Walls								
Masonry: Brick	Cracking/ Location	ı : Front Er		-				
			ode, Extent : Light, out East Elevation	, Area A <u>j</u>	fected: 25%			
Retaining Walls	Locuitor	imough	om Dasi Dievanon					
Cast in Place Concrete	Cracking/		\$5,700 Extent : Light, Are de Of Building	2069 ea Affecte	* * ed : 5%			
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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

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

Asset #: 4451

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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/0	Crumbling,	Extent : Severe, Ar	rea Affec	ted : 10%			
	Location	: Front Ste	eps					
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			

Electrical	Current l	Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Total (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, E			100%					
	Location : Basemer	ıt - Electrical Room							
	Explanation: One.	3,000 Ampere Main	Discon	nect 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 2 Ago Due To Damag	230 Kilowatt Genero ge In Day Tank.	ator Not	Operating Since A	1pproxim	ately Six Years			
Batteries									
Lead/Acid	100%		2027	\$2,500	5	\$2,100			

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

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

Asset #: 4451

Electrical	Current Repair	Future Replacement	Maintenance							
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority						
Stand-by Power										
Fuel Storage	500/ 31 05 100	2050 **	_							
Day Tank	50% Now \$5,100 Other Observation, Extent : Moderate,	2039	5							
	Location: Roof	Area Affectea . 10070								
	Explanation : Day Tank Is Leaking D	ue To Damage								
Main Tank	50%	2037 **	5							
Walli Talik	Other Observation, Extent: N/A, Area		3							
	Location: Basement									
ighting	Explanation : One Main Tank Rated A	ii Capacity 1,000 Gallon								
ighting Interior Lighting										
Fluorescent	40%	2029 \$352,500	10 \$21,200							
11001000011	T-8 Lamps And Fixtures, Extent: Light,	. ,	10							
	Location : Offices Throughout The Bi	00	, Basement							
Fluorescent	60%	2029 \$528,700	10 \$31,900							
	Compact Fluorescent Light, Extent : Li	· · · · · · · · · · · · · · · · · · ·								
	Location: Throughout The Tenants R	ooms, 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,									
	Location : Exterior Walls - Building I									
LED	5%	2042 **								
No Component	70%									
ightning Protection										
Arresters/Cabling Generic	100%	2037 **	5 \$100							
Alarm	10070	2037	3 \$100							
Security System										
Generic	100%	2029 \$108,700	1 \$21,600							
	Other Observation, Extent: N/A, Area		, , , , , , , , , , , , , , , , , , , ,							
	Location : Hallways, Exterior Walls - Building Perimeter									
	Explanation: CCTV Surveillance Car	neras								
Fire/Smoke Detection										
Generic, Digital	100%	2029 \$149,400	1-3 \$35,700							
	Other Observation, Extent: N/A, Area Location: Throughout The Building	Affected: 100%								
	Explanation : Smoke Detectors, Alarn Horns	n Bells, Manual Pull Station	s, Strobe Lights And							

Mechanical	Current Repair			Futur	e Replacement	Ma		
System Component Type	% of F 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.

Asset #: 4451

Mechanical	Curre	nt Repair	Futu	re Replacement	Maintenance		
System	% of Fail Da	nte Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total (Year	s)	FY		(Yrs)		
Heating							
Energy Source							
Electricity	15%		2044	* *	1		
Natural Gas	5%		2044	* *	1		
Interruptible Gas/Dual	80%		2044	* *	1		
Fuel							
Conversion Equipment							
Furnace	10%	F 17/4 4	2042	**	1	\$2,900	
		n, Extent : N/A, Area A	lffected :	100%			
	Location: Pavili	-					
H AB A' G I	Explanation: 2	Koojiop Units	2022			Φ7.400	
Heat Pump Air Sourced Hot Water Boiler	30% 30%		2032 2032	¢194.600	2	\$5,400 \$8,600	
Hot water Boller		ı, Extent : N/A, Area A		\$184,600	1	\$8,000	
		i, Extent : WA, Areu A nent Boiler Room	престей.	100/0			
	Explanation: 1						
Under Construction	30%						
Older Collstruction		ı, Extent : N/A, Area A	Affected ·	0%			
	Location : Basen			· · ·			
	Explanation: 1						
Distribution	· F · · · · · · · · ·						
Hot Wtr Piping/Pump	80%		2042	* *	4	\$2,300	
No Component	20%						
Terminal Devices							
Convector/Radiator	75%		2039	* *	1	\$14,000	
No Component	25%						
Controls							
Electrical	100%		2029	\$322,000			
Air Conditioning							
Energy Source	100%		2042	* *	1		
Electricity Conversion Equipment	100%		2042		1		
Heat Pump Air Sourced	30% 0-2	\$52,000	2028	\$260,100	2	\$900	
Treat I timp An Sourced		tent : Moderate, Area			2	\$700	
	Location : Vario		55				
	R-22 Refrigerant,	Extent : Light, Area A	ffected :	100%			
		nall Units, Various Lo					
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%						

Plumbing

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

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

Asset #: 4451

Mechanical	Current Repair		Future F	Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping	150/ 37	#11.200	2011	* *			
Brass/Copper	15% Now	\$11,200	2044		1		
	Booster Pump w/Tan	ık, Extent : Moaerat ve Unit Set. Basemet		ectea : 75%			
	Leak Evident, Exten)/			
	Location: Water N		ijjeciea . 57	'0			
Dragg/Conner	85%	rain	2044	* *	1		
Brass/Copper Sanitary Piping	0370		2044		1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LII L		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		- LII L		-		
Non-Submersible	100% 0-2	\$3,500	2034	\$11,600	4	\$1,200	
	Broken, Extent : Sev			, , , , , , , , , , , ,		, ,	
	Location : Baseme	nt 1 Of 2 Pumps					
	Corroded, Extent : N	Aoderate, Area Affec	cted : 50%				
	Location: The Hor	using, Basement					
Sewage Ejector(s)							
Electric	100%		2034	\$30,300	4	\$2,300	
Backflow Preventer							
Generic	100%		2039	* *	1	\$3,600	
Fixtures							
Generic	100%		1.00	1 150/			
	Obsolete Fixtures, E		rea Affectea	d : 15%			
	Location : Various	Locations					
Tankless Water Heater(POU			2027	¢22 400	2	¢1 200	
Gas Fired	100%		2027	\$32,400	2	\$1,300	
Hot Water Storage Tank Generic	100%		2029	¢15.400	1	\$2,600	
Generic	Other Observation, I	Extent : N/A Area A		\$15,400	1	\$2,600	
	Location : Mechan		ујества . 10	7070			
	Explanation: 300						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation,	Extent : N/A, Area A	Iffected : 10	00%			
	Location: Baseme	nt To 9th Floor					
	Explanation: 2 Un	nits					
Fire Suppression							
Standpipe							
Generic	100%		2044	* *	1-5	\$29,200	
Sprinkler							
Generic	100%		2044	* *	1-2	\$16,200	
Fire Pump	1000/		2025	ملد ملت		Ф10.000	
Generic	100%		2037	* *	1	\$10,800	

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

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

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DEPT. OF HOMELESS SERVICES - 071 WEBSTER AVENUE SRO

Asset #: 4451

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Year		stimated 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

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

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

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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



Maintenance \$ are aggregated over a ten-year period. Site specific 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

rchitecture	Cu	Current Repair			e Replacement	Maintenance		
ystem Component Type		Date Es	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$4,500	
Masonry: Brick	98%			LIFE	* *	5	\$44,100	
	Cracking/Crun	nbling, Ex	tent : Light, Are	a Affecte	ed : 2%			
	Location : Ec	ast Side N	ear Parking Are	а				
	Joint Mortar M	Iiss/Erode	e, Extent : Light,	Area Af	fected : 5%			
	Location : Ed	ast Side N	ear Parking Are	a				
Windows								
Aluminum	95% 0	-2	\$25,800	2050	* *	5	\$5,400	
	Ctrwt/Balnc No Location : Th		Extent : Light, A	rea Affec	cted : 5%			
Wood	5% N	ow	\$22,900	2059	* *	5	\$2,800	
			ent : Moderate,		ected : 25%		, ,	
	Location : Bo	asement M	laintenance Roc	oms				
	Thermally Inef	ficient, Ex	tent : Moderate	, Area A	ffected : 100%			
	Location : Bo	asement M	aintenance Roc	oms	•			
	Split/Cracked,	Extent : N	Aoderate, Area	Affected .	50%			
	-		laintenance Roc					
Parapets								
Metal Rail	100%			2047	* *	5-10	\$133,700	
Roof							*	
Modified Bitumen	100%			2034	\$165,400	10	\$15,100	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific 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

rchitecture	C	urrent Re	pair	Futur	e Replacemen	it	Ma	aintenance	
ystem Component Type		il Date I Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority
terior									
Floors									
Cast in Place Concrete	10%			LIFE	3	* *	5	\$9,000	
Ceramic Tile		0-2	\$23,300	2037		* *	5	\$2,100	
		_	its, Extent : Ligh						
			t Shower And To						
			le, Extent : Light						
			t Shower And To						
			loderate, Area Aj						
			t Shower And To						
Vinyl Tile	25% Cracking/Cri Location : T	_	\$28,600 Extent : Moderate et 1st Floor	2034 e, Area A <u>f</u>	\$285,5 fected : 10%	00	3	\$3,900	
	Worn/Erode,	Extent : M	oderate, Area Aj	fected : I	100%				
	Location : T	Throughou	t						
Wood	55%	2-4	\$813,700	2074	:	* *	5	\$21,300	
			ent : Moderate, 2		cted : 50%			, ,- · ·	
	Location: T	Location: Throughout 2nd - 4th Floors							
	Dry Rot/Deco	ay, Extent	: Moderate, Area	Affected	! : 25%				
	Location	Throughou	2 1 41 51						
	Locuiton . I	inrougnou	t 2nd - 4th Flooi	·S					
		_	it 2na - 4th Flooi nt : Moderate, Ai		ted : 10%				
	Patching Evi	dent, Exte		rea Affect		oorin'	ıg		
	Patching Evid Location : 2	dent, Exter 2nd - 4th F	nt : Moderate, Ai	rea Affect Patches R	eplace Strip Fl	'oorin	g		
	Patching Evil Location : 2 Poor Subfloo	dent, Exter 2nd - 4th F r Evident,	nt : Moderate, Al Ioors Plywood I	rea Affect Patches R te, Area A	eplace Strip Fl	loorin	g		
	Patching Evid Location : 2 Poor Subfloo Location : 7 Split/Cracked	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent :	nt : Moderate, A loors Plywood F Extent : Modera t 2nd - 4th Floor Moderate, Area	rea Affect Patches R te, Area A s Affected .	eplace Strip Fl Affected : 50%	'oorin	g		
	Patching Evid Location : 2 Poor Subfloo Location : 7 Split/Cracked	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent :	nt : Moderate, Ai Floors Plywood F Extent : Modera tt 2nd - 4th Flooi	rea Affect Patches R te, Area A s Affected .	eplace Strip Fl Affected : 50%	oorin	g		
Interior Walls	Patching Evid Location : 2 Poor Subfloo Location : 7 Split/Cracked Location : 7	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent :	nt : Moderate, A loors Plywood F Extent : Modera t 2nd - 4th Floor Moderate, Area	rea Affect Patches R te, Area 2 s S Affected .	eplace Strip Fl Affected : 50% : 25%				
Ceramic Tile	Patching Evid Location : 2 Poor Subfloo Location : 7 Split/Cracked Location : 7	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent :	nt : Moderate, A loors Plywood F Extent : Modera t 2nd - 4th Floor Moderate, Area	rea Affect Patches R te, Area L s Affected .	eplace Strip Fl Affected : 50% : 25%	**	5	\$2,200	
Ceramic Tile Concrete Masonry Unit	Patching Evid Location : 2 Poor Subfloo Location : 3 Split/Cracked Location : 3 5% 5%	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent :	nt : Moderate, A loors Plywood F Extent : Modera t 2nd - 4th Floor Moderate, Area	rea Affect Patches R te, Area A s Affected . 2037 LIFE	eplace Strip Fl Affected : 50% : 25%	* *	5 5	\$900	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane	Patching Evid Location : 2 Poor Subfloo Location : 3 Split/Cracked Location : 3 5% 5% 2%	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent :	nt : Moderate, A loors Plywood F Extent : Modera t 2nd - 4th Floor Moderate, Area	rea Affect Patches R te, Area Ars Affected Ars 2037 LIFE LIFE	eplace Strip Fl Affected : 50% : 25%	* * * *	5 5 5	\$900 \$700	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board	Patching Evid Location : 2 Poor Subfloo Location : 2 Split/Cracked Location : 2 5% 5% 2% 43%	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent :	nt : Moderate, A loors Plywood F Extent : Modera t 2nd - 4th Floor Moderate, Area	rea Affect Patches R te, Area A ss Affected A ss 2037 LIFE LIFE LIFE	eplace Strip Fl Affected : 50% : 25%	* * * * * * *	5 5	\$900	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick	Patching Evid Location : 2 Poor Subfloo Location : 7 Split/Cracked Location : 7 5% 5% 2% 43% 35%	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent :	nt : Moderate, A loors Plywood F Extent : Modera t 2nd - 4th Floor Moderate, Area	cea Affect Patches R te, Area A Affected A S 2037 LIFE LIFE LIFE LIFE	eplace Strip Fl Affected: 50% : 25%	* * * * * * * *	5 5 5	\$900 \$700	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel	Patching Evid Location : 2 Poor Subfloo Location : 2 Split/Cracked Location : 2 5% 5% 2% 43%	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent :	nt : Moderate, A loors Plywood F Extent : Modera t 2nd - 4th Floor Moderate, Area	rea Affect Patches R te, Area A ss Affected A ss 2037 LIFE LIFE LIFE	eplace Strip Fl Affected: 50% : 25%	* * * * * * *	5 5 5	\$900 \$700	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings	Patching Evid Location: 2 Poor Subfloo Location: 3 Split/Cracked Location: 3 5% 5% 2% 43% 35% 10%	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent :	nt : Moderate, A loors Plywood F Extent : Modera t 2nd - 4th Floor Moderate, Area	rea Affect Patches R te, Area Ars Affected Ars 2037 LIFE LIFE LIFE LIFE LIFE	eplace Strip Fl Affected: 50% : 25%	* * * * * * * * * * * * * * * * * * *	5 5 5 5	\$900 \$700 \$11,600	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In	Patching Evid Location : 2 Poor Subfloo Location : 3 Split/Cracked Location : 3 5% 5% 2% 43% 35% 10%	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent :	nt : Moderate, A loors Plywood F Extent : Modera t 2nd - 4th Floor Moderate, Area	rea Affect Patches R te, Area Ars Affected Ars 2037 LIFE LIFE LIFE LIFE LIFE	eplace Strip Fl Affected: 50% : 25%	* * * * * * * * * * * * * * * * * * * *	5 5 5	\$900 \$700	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood	Patching Evid Location: 2 Poor Subfloo Location: 3 Split/Cracked Location: 3 5% 5% 2% 43% 35% 10%	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent : Throughou	nt : Moderate, An Floors Plywood F Extent : Modera et 2nd - 4th Floor Moderate, Area et 2nd - 4th Floor	cea Affect Patches R te, Area Area Affected Area 2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	eplace Strip Fl Affected: 50% : 25%	* * * * * * * * * * * * * * * * * * * *	5 5 5 5	\$900 \$700 \$11,600 \$800	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In	Patching Evid Location: 2 Poor Subfloo Location: 2 Split/Cracked Location: 2 5% 5% 2% 43% 35% 10% 2% 15% 83% Cracking/Cra	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent: Throughou 0-2 umbling, E	nt : Moderate, An Floors Plywood F Extent : Modera at 2nd - 4th Floor Moderate, Area at 2nd - 4th Floor \$12,000 "xtent : Moderate	cea Affect Patches R te, Area A ss Affected A ss 2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	eplace Strip Fl Affected: 50% : 25%	* * * * * * * * * * * * * * * * * * * *	5 5 5 5	\$900 \$700 \$11,600	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood	Patching Evid Location: 2 Poor Subfloo Location: 3 Split/Cracked Location: 3 5% 2% 43% 35% 10% 2% 15% 83% Cracking/Cracked Location: 4	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent: Throughou 0-2 umbling, E Ist Floor L	nt: Moderate, An Floors Plywood F Extent: Modera et 2nd - 4th Floor Moderate, Area et 2nd - 4th Floor \$12,000 extent: Moderate Day Room	cea Affect Patches R te, Area A S Affected S S 2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	eplace Strip Fl Affected: 50% : 25% : 25%	* * * * * * * * * * * * * * * * * * * *	5 5 5 5	\$900 \$700 \$11,600 \$800	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood	Patching Evid Location: 2 Poor Subfloo Location: 3 Split/Cracked Location: 3 5% 2% 43% 35% 10% 2% 15% 83% Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Crack	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent: Throughou 0-2 umbling, E Extent: M Extent: M	nt: Moderate, An Floors Plywood F Extent: Modera et 2nd - 4th Floor Moderate, Area et 2nd - 4th Floor \$12,000 Extent: Moderate Day Room Moderate, Area A,	cea Affect Patches R te, Area A S Affected S S 2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	eplace Strip Fl Affected: 50% : 25% : 25%	* * * * * * * * * * * * * * * * * * * *	5 5 5 5	\$900 \$700 \$11,600 \$800	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood Gypsum Board	Patching Evid Location: 2 Poor Subfloo Location: 3 Split/Cracked Location: 3 5% 2% 43% 35% 10% 2% 15% 83% Cracking/Cracked Location: 4	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent: Throughou 0-2 umbling, E Extent: M Extent: M	nt: Moderate, An Floors Plywood F Extent: Modera et 2nd - 4th Floor Moderate, Area et 2nd - 4th Floor \$12,000 Extent: Moderate Day Room Moderate, Area A,	cea Affect Patches R te, Area A S Affected S S 2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	eplace Strip Fl Affected: 50% : 25% : 25%	* * * * * * * * * * * * * * * * * * * *	5 5 5 5	\$900 \$700 \$11,600 \$800	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood Gypsum Board	Patching Evid Location: 2 Poor Subfloo Location: 3 Split/Cracked Location: 3 5% 2% 43% 35% 10% 2% 15% 83% Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Crack	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent: Throughou 0-2 umbling, E Extent: M Extent: M	nt: Moderate, An Floors Plywood F Extent: Modera et 2nd - 4th Floor Moderate, Area et 2nd - 4th Floor \$12,000 Extent: Moderate Day Room Moderate, Area A,	cea Affect Patches R te, Area A S Affected S S 2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	eplace Strip Fl Affected: 50% : 25% : 25%	* * * * * * * * * * * * * * * * * * * *	5 5 5 5	\$900 \$700 \$11,600 \$800	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood Gypsum Board	Patching Evid Location: 2 Poor Subfloo Location: 3 Split/Cracked Location: 3 5% 2% 43% 35% 10% 2% 15% 83% Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Cracking/Crack	dent, Exter 2nd - 4th F r Evident, Throughou l, Extent: Throughou 0-2 umbling, E Extent: M Extent: M	nt: Moderate, An Floors Plywood F Extent: Modera et 2nd - 4th Floor Moderate, Area et 2nd - 4th Floor \$12,000 Extent: Moderate Day Room Moderate, Area A,	cea Affect Patches R te, Area A S Affected S S 2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	eplace Strip Fl Affected: 50% : 25% : : : : : : : : : : : : : : : : : :	* * * * * * * * * * * * * * * * * * * *	5 5 5 5	\$900 \$700 \$11,600 \$800	

Maintenance \$ are aggregated over a ten-year period. Site specific 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 I	Repair	Futur	e Replaceme	nt	М	aintenance	
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		* *			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%				
	Location	: Areaway	Walls Along Willo	w Avenu	е				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$59,400	2047		* *			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 25%				
	Location	: East 136	th Street And Willo	w Avenu	e				
	Sinking/Su	bsiding, E	xtent : Severe, Area	Affected	l : 2%				
	Location	: East 136	th Street And Willo	w Avenu	e				
On-Site Walkways									
Asphalt	100%			2043		* *			
Parking/Driveway									
Asphalt	100%	4+	\$29,300	2037		* *			
-	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 25%				
	Location	: Parking	Area						

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	\$15,100	5	\$100	
	Other Observation, Extent: N/A	l, Area Affected : I	100%			
	Location : Electrical Room - E	Basement				
	Explanation : Six Main Discor	inect Switches Rai	ted At Approximai	ely 400 a	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	l, Area Affected : I	100%			
	Location : Electrical Room					
	Explanation: Recent Installat	ion				

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Fail Date I Total (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 Fixtur	_	Area Aj	fected : 100%			
	Location : Throughor	it The Building					
Fluorescent	40%		2034	\$176,500	10	\$10,600	
	T-8 Lamps And Fixture. Location : Throughou	-	Area Aff	ected : 100%			
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, Ex		Area Affe	ected : 60%			
	Location : Throughou	-					
	Other Observation, Ext		ffected :	100%			
	Location : Throughor	ıt The Building					
	Explanation: CCTV	Surveillance Syste	em				
Fire/Smoke Detection							
Generic, Digital	100%		2039	* *	1-3	\$18,400	

lechanical	Current Repair	Future	Replacement	M	aintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating								
Energy Source								
Fuel Oil No 2	100%	2034	\$66,500	5	\$9,000			
	On Extended Life, Extent : Light, Area	Affected: 10	00%					
	Location : Building Exterior - Above	Ground - 1	Tank, 5,000 Gall	ons				
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.							
Steam Boiler	50%	2047	* *	1	\$14,400			
	Boiler Used For Hot Water, Extent: Light, Area Affected: 100%							
	Location : Boiler Room - Boiler No. 2 Exchanger			estic Hot	Water Heat			

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

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DEPT. OF HOMELESS SERVICES - 071 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Mechanical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution	1000/	2011				
Steam Piping/Pump	100%	2044	**			
	Repairs In Progress, Extent : N/A, Ar Location : Boiler Room - Condensa			ont In D	MOGWAGG	
Terminal Devices	Location : Botter Room - Condensa	ne reeawaie	ет ғитр керіасет	eni in Fr	ogress	
Convector/Radiator	100%	2032	\$237,100	1	\$9,400	
Convector/Radiator	On Extended Life, Extent : Light, Are			1	Ψ2,400	
	Location: Throughout	a rijjecica .	10070			
Controls						
Electrical	100%	2033	\$161,200			
	Recent Replace Evident, Extent: N/A	, Area Affec	·			
	Location : Boiler Room - Heat Time	er System				
Air Conditioning						
Energy Source						
Electricity	20%	2042	* *	1		
No Component	80%					
Conversion Equipment	2007	2020	#22 000	1		
Window/Wall Unit	20% 80%	2029	\$22,000	1		
No Component Ventilation	8070					
Distribution						
Ductwork/Diffusers	5%	LIFE	* *	2-5	\$800	
	Other Observation, Extent : N/A, Are		100%		,	
	Location : From Rooftop Exhaust F	an To 4th F	loor Locker / Toile	t 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, Are		100%			
	Location: Various Locker / Toilet R	Rooms				
	Explanation: Location Noted					
No Component	75%					
Plumbing						
H/C Water Piping Brass/Copper	100%	2044	* *	1		
Sanitary Piping	100/0	∠U 44		1		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIIL		1		
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent: N/A, Are		100%	-		
	Location: Throughout					
	Explanation : Exterior Leaders Cor	necting To	Building Interior S	Storm Dr	ainage	

Maintenance \$ are aggregated over a ten-year period. Site specific 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	e Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 A	Iffected :	100%					
	Location: Sump Pump Room No. 2							
	Explanation: 1 Simplex Set							
Submersible	60%	2027	\$500	4	\$600			
	Other Observation, Extent : N/A, Area A		100%					
	Location: Sump Pump Rooms No.1 A	nd 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 Se	t						
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 Eac Heat Exchangers	h. Boilers	s Generate Domesi	tic Hot W	Vater Via Built-in			
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	4000/	• • • •			**			
Generic	100%	2044	* *	1-2	\$8,100			

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