

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$82,600	
Interior Architecture	\$103,200	\$593,100
Electrical		\$226,300
Mechanical	\$38,800	\$167,500
Total	\$224,600	\$986,900
Importance Code A	\$82,600	
Importance Code B	\$101,400	\$986,900
Importance Code C	\$40,500	
Total	\$224,600	\$986,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$39,900		\$7,100	\$3,000
Interior Architecture	\$30,200			\$7,800
Electrical	\$25,200	\$2,900	\$5,100	\$2,900
Mechanical	\$17,800	\$4,100	\$4,100	\$3,800
Site Enclosure	\$100			
Site Pavements	\$17,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$134,100	\$11,000	\$20,200	\$21,500
Importance Code A	\$41,100	\$1,200	\$8,300	\$4,200
Importance Code B	\$76,700	\$9,800	\$11,900	\$15,100
Importance Code C	\$16,400			\$2,200
Total	\$134,100	\$11,000	\$20,200	\$21,500



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%	Now	\$75,900	LIFE	* *	5	\$23,600	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Rear Wall							
		Painted Surfaces, Extent : Light, Area Affected : 30%							
		Location : Front Facade							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Rear Wall							
	Masonry: Brick	15%	4+	\$6,700	LIFE	* *	5	\$4,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : West Facade							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : West Facade							
		Explanation : Stucco On Brick							
Windows									
	Aluminum	100%			2047	* *	5	\$1,900	
Parapets									
	Masonry: Brick	60%	Now	\$3,200	LIFE	* *	5	\$2,600	
		Vegetation Growth, Extent : Severe, Area Affected : 5%							
		Location : West Facade							
	Metal Panel	5%	Now	\$3,600	2051	* *	5	\$400	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Coping At West Parapet							
		Deformed/Dented, Extent : Severe, Area Affected : 20%							
		Location : Coping At West Parapet							
	Metal: Cage/Fence	35%			2044	* *	5-10	\$11,900	
Roof									
	Asphalt Shingle	5%			2040	* *	10	\$300	
	IRMA/Protected Membrane	85%	Now	\$32,100	2036	* *			
		Paver Block Ballast, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 30%							
		Location : Lower Roof							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Roll Roofing	10%			2030	\$15,700	5	\$5,900	
Soffits									
	Stucco Cement	100%			2044	* *	5	\$400	

Interior

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85 LEXINGTON AVENUE
Asset # : 1976

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Ceramic Tile	10%			2040	**	5	\$3,600	
	Quarry Tile	5%	4+	\$1,100	2044	**	5	\$1,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Kitchen							
	Vinyl Tile	85%	Now	\$28,000	2031	\$279,900	3	\$11,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	10%			2040	**	5	\$4,300	
	Gypsum Board	85%			LIFE	**	5-10	\$62,700	
	SGFT/Glazed Masonry	5%			LIFE	**	10	\$1,100	
Ceilings									
	AcousTileSusp.Lay-In	100%	Now	\$62,700	2029	\$313,200	5	\$18,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Laundry Room							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 50%							
		Location : Throughout							
Site Enclosure									
Fence/Gates									
	Chain Link	35%			2041	**			
	Iron Picket	40%			2066	**			
	Metal Panel	25%			LIFE	**	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment							
		Explanation : Actual Material Is Vinyl Fence							
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$1,900	2036	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%			2036	**			
Parking/Driveway									
	Asphalt	100%	Now	\$15,200	2046	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Activity Yard									
	Rubber Matting	100%			2026				

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85 LEXINGTON AVENUE
Asset # : 1976

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	**	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : One 800 Ampere Main Disconnect Switch						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2051	**	5	\$700	
	Raceway								
	Conduit	100%			2041	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2047	**	5	\$700	
	Wiring								
	Thermoplastic	100%			2041	**	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$37,300	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$700	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	**	1	\$7,600	
	Generators								
	Diesel	100%			2040	**	1	\$9,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outdoor Enclosure						
			Explanation : One 60 Kilowatts						
	Batteries								
	Lead/Acid	100%			2024	\$1,600	5	\$900	
	Fuel Storage								
	Main Tank	100%			2059	**	5	\$700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Adjacent To Generator						
			Explanation : One 300 Gallons						
Lighting									
	Interior Lighting								
	Fluorescent	5%			2031	\$9,500	10	\$1,100	
			T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Kitchen, Stairs, Bathrooms						
	Fluorescent	95%			2026	\$179,600	10	\$21,100	
			T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
	Egress Lighting								
	Emergency, Service	30%			2031	\$3,800	1		
	Emergency, Battery	20%			2031	\$7,000	10	\$1,200	
	Exit, Service	25%			2026	\$2,200	1		
	Exit, Battery	25%			2031	\$7,400	10	\$400	

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

Lighting

Exterior Lighting

HID	10%		2031	\$9,900	10				
LED	90%		2041	* *					

Recent Installation, Extent : Light, Area Affected : 100%

Location : Building Perimeter And Roof

Alarm

Security System

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

Location : Throughout The Building

Fire/Smoke Detection

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

Mechanical		Current Repair		Future Replacement		Maintenance		
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%		2041	* *	5		\$7,500		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 1 Fuel Oil Tank

Conversion Equipment

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

Location : Basement

Explanation : 1 Hot Water Boiler

Distribution

Hot Wtr Piping/Pump	100%		2030	\$37,800	4		\$1,800		
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Terminal Devices

Convactor/Radiator	100%		2029	\$129,700	1		\$7,800		
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Air Conditioning

Energy Source

Electricity	100%		2039	* *	1				
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Conversion Equipment

Split Unit	75%	Now	\$38,800	2041	* *				
Malfunctioning, Extent : Severe, Area Affected : 33%									
Location : 1 Of 3 Units Is Defective And Located In Parking Lot									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Parking Lot									
Explanation : 3 Outdoor Condensing Units Utilize R410a.									

Window/Wall Unit	25%		2029	\$12,600	1				
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85 LEXINGTON AVENUE
Asset # : 1976

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

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85 LEXINGTON AVENUE
Asset # : 1976

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$6,800	
Recent Installation, Extent : Light, Area Affected : 50%									
Location : Sprinkler Heads Installed Throughout The Building.									
	Chemical System								
	Generic	100%			2029	\$27,900	1-3	\$3,700	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 11-Jun-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,4,5
Block : 1199 **Lot** : 15 **BIN** : 3029748

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$247,400	\$266,700
Interior Architecture	\$808,000	\$1,176,300
Electrical		\$246,400
Mechanical	\$39,500	\$3,963,100
Site Pavements	\$45,200	
Total	\$1,140,100	\$5,652,600
Importance Code A	\$247,400	\$266,700
Importance Code B	\$892,700	\$5,215,300
Importance Code C		\$170,500
Total	\$1,140,100	\$5,652,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$24,700	\$21,600
Interior Architecture	\$14,400		\$15,000	\$12,300
Electrical	\$34,300	\$42,500	\$20,900	\$24,000
Mechanical	\$68,200	\$39,100	\$83,800	\$58,600
Site Pavements	\$1,200			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$128,000	\$91,400	\$154,300	\$126,400
Importance Code A	\$17,300	\$17,300	\$41,900	\$39,300
Importance Code B	\$109,500	\$74,200	\$112,400	\$87,200
Importance Code C	\$1,200			
Total	\$128,000	\$91,400	\$154,300	\$126,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	2%			2065	**	10	\$6,800	
	Masonry: Brick	86%	4+	\$87,500	LIFE	**	5	\$125,000	
	Broken/Missing Elements, Extent : Light, Area Affected : 1% Location : Side Entry Of Drill Area								
	Masonry: Brownstone	10%	Now	\$159,900	LIFE	**	5	\$10,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Main Entrance On Bedford Avenue Other Observation, Extent : Light, Area Affected : 2% Location : Main Entrance On Bedford Avenue Explanation : Sidewalk Shed In Use								
	Masonry: Granite	2%			LIFE	**	5	\$2,200	
Windows									
	Aluminum	95%			2046	**	5	\$67,600	
	Metal Louvers	5%			2039	**	10	\$22,200	
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$9,200	
	Masonry: Brownstone	10%			LIFE	**	5	\$2,500	
Roof									
	Copper/Terne	5%			2045	**	10	\$14,800	
	Roll Roofing	25%			2029	\$141,700	5	\$49,300	
	Skylight, Metal/Glass	3%			2040	**	10	\$11,800	
	Slate	67%			LIFE	**			
Soffits									
	Masonry: Brownstone	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	45%			LIFE	**	5	\$262,100	
	Ceramic Tile	5%			2039	**	5	\$13,300	
	Terrazzo	5%	4+	\$14,400	LIFE	**	5	\$10,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Stair Located At Entrance								
	Traffic Topping	5%			2035	**	5	\$16,600	
	Other Observation, Extent : Light, Area Affected : 100% Location : Stairwells And Cafeteria Explanation : Fluid Applied Epoxy Resin								
	Vinyl Tile	25%			2030	\$656,500	3	\$25,000	
	Wood	15%			2045	**	5	\$74,900	
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$25,300	
	Gypsum Board	10%			LIFE	**	5	\$37,900	
	Masonry: Brick	5%			LIFE	**			
	Plaster	70%			LIFE	**	5	\$132,600	
	SGFT/Glazed Masonry	5%			LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Side Entry To Drill Area								

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ATLANTIC AVENUE ARMORY
Asset # : 4452

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	3%			2035	* *	5	\$8,000		
Embossed Metal	5%	4+	\$54,200	LIFE	* *	5	\$6,000		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%									
Location : Dorm Drill Floor Areas									
Exposed Struc: Steel	15%			LIFE	* *				
Exposed Struc: Wood	37%	Now	\$716,300	LIFE	* *				
Split/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Drill Floor									
Gypsum Board	10%			LIFE	* *	5	\$33,200		
Plaster	30%			LIFE	* *	5	\$49,800		
Site Enclosure									
Fence/Gates									
Iron Picket	50%			2050	* *				
Masonry: Fieldstone	50%			2040	* *				
Other Observation, Extent : Light, 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%	Now	\$45,200	2035	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : North And East Sides Of Building									
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$1,200	2035	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Exterior Entry Steps									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Rated At 2,500 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	* *	5	\$700	
Raceway								
Conduit	50%			2050	* *	1		
Conduit	50%			2030	\$113,100	1		
Panelboards								
Molded Case Bkrs	70%			2046	* *	5	\$3,200	
Molded Case Bkrs	30%			2029	\$52,000	5	\$1,400	

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ATLANTIC AVENUE ARMORY
Asset # : 4452

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	5%	2-4	\$14,100	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	95%			2050	* *	1		
Motor Controllers									
	Locally Mounted	80%			2035	* *	5	\$900	
	Locally Mounted	20%			2028	\$31,500	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2035	* *	1	\$53,600	
Generators									
	Diesel	100%			2033	* *	1	\$67,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room On The Drill Floor									
Explanation : 250 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2023	\$1,700	5	\$38,900	
Fuel Storage									
	Main Tank	100%			2045	* *	5	\$5,100	
Lighting									
Interior Lighting									
	LED	100%			2035	* *			
Egress Lighting									
	Emergency, Service	50%			2030	\$49,700	1		
	Exit, Service	50%			2030	\$33,700	1		
Exterior Lighting									
	LED	20%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Perimeter									
Explanation : Operated Via Photocell									
	No Component	80%							
Alarm									
Security System									
	No Component	20%							
	Generic	80%			2035	* *	1	\$52,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Entrance Areas And Some Corridors									
Explanation : Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2035	* *	1-3	\$32,200	

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2040	**	1		
			Other Observation, Extent : Light, Area Affected : 100% Location : Vault Explanation : 4,500 Gallon Tank No.2 Fuel						
	Conversion Equipment								
	Steam Boiler	100%			2043	**	1	\$172,700	
			Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 2 Units						
	Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$48,600	
	Steam Piping/Pump	50%			2040	**			
	Terminal Devices								
	Air Handler	40%	Now	\$21,300	2030	\$1,065,600	1	\$38,800	
			Damaged, Extent : Moderate, Area Affected : 5% Location : Flexible Connection Has Holes. Located On 1st Floor In Mechanical Room.						
	Convactor/Radiator	40%			2035	**	1	\$22,500	
	Fan Coil Unit/Heat	20%			2030	\$567,400	1	\$11,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Split Unit	10%			2030	\$404,400			
	Window/Wall Unit	10%			2025	\$39,500	1		
	Water Cooled interior Pkg Unit	35%			2031	\$994,100	2		
	No Component	45%							
	Distribution								
	Ductwork/Diffusers	25%			LIFE	**	2	\$56,700	
	No Component	75%							
	Heat Rejection								
	Water Cooling Tower	25%			2028	\$98,900	2	\$43,900	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,200	
	Exhaust Fans								
	Interior	100%			2030	\$674,000	2	\$5,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2028	\$115,500	2	\$2,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : Indirect Fired With 250 Gallon Storage Tank						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$28,900	4	\$5,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Two Duplex Units						
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$10,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 5th Floor						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2050	* *	1-5	\$87,900	
	Sprinkler								
	Generic	100%			2050	* *	1-2	\$48,800	
	Fire Pump								
	Generic	100%			2039	* *	1	\$32,600	

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$629,300	\$82,400
Interior Architecture	\$659,100	\$1,230,500
Electrical	\$87,100	\$832,400
Mechanical	\$8,400	\$875,400
Total	\$1,383,900	\$3,020,700
Importance Code A	\$629,300	\$82,400
Importance Code B	\$447,000	\$2,805,100
Importance Code C	\$307,600	\$133,200
Total	\$1,383,900	\$3,020,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$93,400		\$1,700	
Interior Architecture	\$52,000		\$2,500	\$22,700
Electrical	\$4,000	\$6,300	\$7,800	\$8,100
Mechanical	\$15,700	\$10,700	\$8,700	\$9,900
Site Enclosure	\$400			
Site Pavements	\$13,800			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$197,100	\$34,800	\$38,500	\$58,500
Importance Code A	\$93,400		\$1,700	
Importance Code B	\$82,400	\$34,800	\$36,800	\$58,500
Importance Code C	\$21,300			
Total	\$197,100	\$34,800	\$38,500	\$58,500



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$81,400	
	Masonry: Brick	80%	Now	\$26,900	LIFE	* *	5	\$41,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Adjacent To Compactor									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
	Masonry: Granite	5%			LIFE	* *	5	\$3,900	
	Metal Panel	5%			2041	* *	5-10	\$17,900	
Windows									
	Aluminum	100%			2039	* *	5	\$3,500	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	\$20,000	
	Masonry: Brick	55%			LIFE	* *	5-10	\$26,500	
	Metal: Cage/Fence	35%			2036	* *	5-10	\$19,100	
Roof									
	Built-Up (BUR)	90%	Now	\$588,600	2041	* *			
Blisters, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Metal Panel	5%			2029	\$27,200	10	\$4,100	
	Panel/Paver: Cer/Brk	5%	Now	\$27,200	2061	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Balcony Roofs									
Soffits									
	Stucco Cement	100%	4+	\$200	2036	* *	5	\$400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Front And Rear Facades									

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	5%	Now	\$5,500	LIFE	**	5	\$21,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : 9th Floor Mechanical Rooms							
	Ceramic Tile	9%			2040	**	5	\$17,900	
	Poured Epoxy/Resin	1%			2030	\$20,200			
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : 3rd Floor Toilet							
	Terrazzo	5%			LIFE	**	5	\$15,600	
	Vinyl Tile	10%			2036	**	3	\$7,500	
	Vinyl Tile	55%	Now	\$199,100	2031	\$995,600	3	\$41,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout Cracking/Crumbling, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Under Construction	15%							
		Other Observation, Extent : Light, Area Affected : 0% Location : 7th And 8th Floors Explanation : 7th And 8th Floors Under Construction							
Interior Walls									
	Ceramic Tile	5%	0-2	\$47,900	2040	**	5	\$8,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Concrete Masonry Unit	3%	Now	\$11,600	LIFE	**	5	\$3,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : 9th Floor Mechanical Rooms Other Observation, Extent : Light, Area Affected : 100% Location : 9th Floor Mechanical Rooms Explanation : Actual Plaster On Terra Cotta Masonry Units							
	Marble Panels	2%			LIFE	**	10	\$2,600	
	Plaster	70%	Now	\$194,800	LIFE	**	5	\$68,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Wood	5%			LIFE	**	5	\$129,900	
	Under Construction	15%							
		Other Observation, Extent : Light, Area Affected : 0% Location : 7th And 8th Floors Explanation : 7th And 8th Floors Under Construction							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	5%			2036	**	5	\$12,700	
	AcousTileSusp.Lay-In	8%	0-2	\$14,100	2044	**	5	\$8,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Exposed Concrete	3%	Now	\$10,500	LIFE	**	5	\$1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 9th Floor							
	Gypsum Board	10%			LIFE	**	5-10	\$69,900	
	Metal Panel	20%			LIFE	**	5	\$101,700	
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	40%	Now	\$57,000	LIFE	**	5	\$50,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Under Construction	14%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 7th And 8th Floors							
		Explanation : 7th And 8th Floors Under Construction							
Site Enclosure									
	Fence/Gates								
	Chain Link	40%			2041	**			
	Iron Picket	60%			2051	**			
	Retaining Walls								
	Cast in Place Concrete	100%	Now	\$400	2051	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Areaway							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$6,700	2036	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Along N. Portland Avenue							
	On-Site Walkways								
	Cast in Place Concrete	60%	0-2	\$7,100	2036	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : West Facade							
	Panel/Paver: Concrete	40%			2041	**			

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2044	* *	5	\$500	
	Raceway								
	Conduit	80%			2031	\$129,800	1		
	Conduit	20%			2051	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$127,700	5	\$3,600	
	Wiring								
	Braided Cloth	10%			2030	\$25,600	1		
	Thermoplastic	90%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	98%			2036	* *	5	\$900	
	Variable Frequency Drive	2%			2048	* *			
Lighting									
	Interior Lighting								
	Fluorescent	100%			2036	* *	10	\$123,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2031	\$97,100	10	\$16,300	
	Exit, Battery	50%			2031	\$82,300	10	\$4,600	
	Exterior Lighting								
	HID	50%			2026	\$271,900	10	\$200	
	HID	50%			2036	* *	10	\$200	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%	Now	\$87,100	2039	* *	1	\$22,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System Is Not Operational								
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Digital	50%			2036	* *	1-3	\$41,600	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%			2039	**	4	\$10,000	
Other Observation, Extent : Light, Area Affected : 15%									
Location : Hot Water Pumps Located In Cumberland Hospital									
Explanation : Hot Water Pumps Provide Water Distribution Throughout.									
Terminal Devices									
	Convactor/Radiator	85%			2036	**	1	\$37,000	
	Fan Coil Unit/Heat	5%			2036	**	1	\$2,200	
	No Component	10%							
Air Conditioning									
Energy Source									
	Electricity	100%			2039	**	1		
Conversion Equipment									
	Window/Wall Unit	12%			2029	\$33,700	1		
Recent Installation, Extent : Light, Area Affected : 100%									
Location : 1st And 2nd Floors									
	Window/Wall Unit	3%			2024	\$8,400	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
	No Component	70%							
	Under Construction	15%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : 9th Floor Mechanical Rooms A, B									
Explanation : 2 Packaged Air-conditioning Units With Gas Fired Furnaces Are Under Construction.									
Distribution									
	No Component	85%							
	Under Construction	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	5%			LIFE	**	2-5	\$6,000	
	No Component	95%							
Exhaust Fans									
	Interior	50%			2026	\$239,900	2	\$2,100	
Abandoned in Place, Extent : Light, Area Affected : 100%									
Location : 3 Abandoned Units Located In 9th Floor Mechanical Rooms A, B									
	Interior	50%			2036	**	2	\$2,100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	**	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	5%	Now	\$2,800	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Room 1-150 Above Ceiling							
	Cast Iron	95%			LIFE	* *	1		
	Sump Pump(s)								
	Not Accessible	100%							
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cumberland Hospital							
		Explanation : Water Main And Backflow Preventer							
	Fixtures								
	Under Construction	25%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 7th And 8th Floors							
		Explanation : Bathrooms Are Under Construction							
	Generic	75%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Controller Not Working, Extent : Moderate, Area Affected : 25%							
		Location : 2 Defective Elevator Control Systems In Each Elevator Machine Rooms							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 8th Floor							
		Explanation : 2 Elevators: 1 Freight, 1 Passenger.							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$562,100	1-5	\$70,500	
	Sprinkler								
	No Component	97%							
	Generic	3%			2031	\$39,600	1-2	\$1,100	
	Fire Pump								
	Not Accessible	100%							

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.
Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0014.010 / 2588 **Yr Built/Renovated** : 1900 / 2009
Area Sq Ft : 85,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$142,000	\$145,700
Interior Architecture	\$1,647,300	\$826,600
Electrical	\$655,400	\$607,500
Mechanical	\$181,100	\$473,500
Total	\$2,625,800	\$2,053,300
Importance Code A	\$142,000	\$145,700
Importance Code B	\$2,203,100	\$1,907,600
Importance Code C	\$280,700	
Total	\$2,625,800	\$2,053,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$10,000			\$17,100
Interior Architecture	\$76,300			\$10,200
Electrical	\$35,800	\$7,200	\$6,900	\$11,400
Mechanical	\$61,100	\$16,400	\$16,800	\$19,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$195,000	\$35,400	\$35,500	\$70,300
Importance Code A	\$18,600	\$8,400	\$8,400	\$25,500
Importance Code B	\$135,700	\$27,000	\$27,100	\$44,800
Importance Code C	\$40,700			
Total	\$195,000	\$35,400	\$35,500	\$70,300



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

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

Asset # : 2588

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$9,300		
Masonry: Brick	70%			LIFE	**	5	\$104,100		
Masonry: Limestone	10%			LIFE	**	5	\$11,200		
Metal, Corrugated	7%	Now	\$8,100	2037	**	1			
Deteriorated Finish, Extent : Light, Area Affected : 25%									
Location : South Facade									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : South Facade									
Slate Panels	3%			LIFE	**	5	\$3,300		
Windows									
Aluminum	100%	Now	\$142,000	2043	**	5	\$15,900		
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parapets									
Masonry: Brick	15%			LIFE	**	5	\$1,400		
Recent Repair Evident, Extent : Light, Area Affected : 66%									
Location : Throughout									
Metal Panel	10%			2047	**	5	\$3,700		
Metal Rail	25%			2040	**	5-10	\$43,400		
No Component	50%								
Roof									
Copper/Terne	50%			2067	**	10	\$41,600		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout 2013									
Modified Bitumen	50%			2037	**	10	\$16,600		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout 2015									

Interior

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DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.
Asset # : 2588

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	8%	Now	\$5,200	LIFE	* *	5	\$20,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Ceramic Tile	10%	Now	\$96,900	2030	\$242,200	5	\$5,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Mosaic Tile	2%	Now	\$149,500	2047	* *	5	\$2,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Quarry Tile	5%	Now	\$35,900	2032	* *	5	\$4,400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Terrazzo	5%	Now	\$58,100	LIFE	* *	5	\$4,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : First Floor								
Vinyl Tile	55%	Now	\$116,900	2027	\$584,400	3	\$24,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Vinyl Tile 9" X 9"	15%	0-2	\$41,300	2022	\$206,500	3	\$6,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	5%	Now	\$82,400	2036	* *	5	\$4,700		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Concrete Masonry Unit	10%	Now	\$44,200	LIFE	* *	5	\$7,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Gypsum Board	30%	Now	\$24,800	LIFE	* *	5	\$33,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Plaster	10%	Now	\$16,000	LIFE	* *	5	\$5,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Boiler Room								
	Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
	Location : Throughout Boiler Room								
Plaster	35%			LIFE	* *	5	\$19,600		
SGFT/Glazed Masonry	10%	Now	\$154,100	LIFE	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								

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

Asset # : 2588

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTile,Adhered	25%	Now	\$58,100	2025	\$290,500	5	\$14,600	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Staining/Discoloring, Extent : Moderate, Area Affected : 25%					
				Location : Corridors					
	AcousTileSusp.Lay-In	10%	Now	\$30,300	2032	**	5	\$5,900	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
	Exposed Concrete	5%	Now	\$40,200	LIFE	**	5	\$900	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	Gypsum Board	20%	Now	\$75,800	LIFE	**	5	\$29,300	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
	Plaster	40%	Now	\$196,800	LIFE	**	5	\$29,300	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2037	* *	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,600 Amperes And One 1,200 Amperes Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	70%			2037	* *	5	\$300	
	Molded Case Bkrs	30%			2027	\$39,100	5	\$700	
Raceway									
	Conduit	30%			2037	* *	1		
	Conduit	70%			2027	\$74,000	1		
Panelboards									
	Fused Disc Sw	10%			2026	\$9,600	5	\$200	
	Molded Case Bkrs	60%			2026	\$57,500	5	\$1,300	
	Molded Case Bkrs	30%			2035	* *	5	\$700	
Wiring									
	Braided Cloth	70%	0-2	\$114,900	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 0%							
		Location : Throughout							
	Thermoplastic	30%			2037	* *	1		
Motor Controllers									
	Locally Mounted	100%			2025	\$179,700	5	\$600	

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

Asset # : 2588

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2032	* *	1	\$26,200	
	Generators								
	Diesel	100%			2030	\$94,200	1	\$32,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 300 Kilowatts							
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$3,100	
	Fuel Storage								
	Day Tank	50%			2035	* *	5	\$7,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 75 Gallons							
	Main Tank	50%			2042	* *	5	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 275 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2035	* *	10	\$62,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2022	\$298,400	10	\$15,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Egress Lighting								
	Emergency, Service	20%			2022	\$8,900	1		
	Emergency, Service	40%			2035	* *	1		
	Exit, Service	30%			2027	\$9,100	1		
	Exit, Service	10%			2035	* *	1		
	Exterior Lighting								
	HID	100%			2027	\$342,700	10	\$300	
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2032	* *	1-3	\$10,500	

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

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

Asset # : 2588

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2040	**	1	\$84,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Power House Next To The Building - Heat Exchanger Converts Hot Water For Heating Devices								
	Explanation : 3 Units								
	Distribution								
	Hot Wtr Piping/Pump	90%			2026	\$119,200	4	\$5,700	
	Central Plant Steam	10%	Now	\$14,400	2047	**	4	\$400	
	Piping/Pmp								
	Leak Evident, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Terminal Devices								
	Air Handler	5%			2032	**	1	\$2,600	
	Convactor/Radiator	95%			2032	**	1	\$26,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2022	\$17,700	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%			LIFE	**	2-5	\$2,400	
	No Component	95%							
	Exhaust Fans								
	Roof	5%			2027	\$7,100	2	\$100	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2037	**	1		
	Galvanized Steel	20%			2025	\$74,600	1		
	Water Heater								
	Gas Fired	100%			2025	\$51,800	2	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
	HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$8,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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

Asset # : 2588

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$13,000	4	\$2,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 6th Floor					
				Explanation : 2 Units - Both Not Woking					
Fire Suppression									
	Standpipe								
	Generic	100%			2027	\$354,200	1-5	\$42,900	
	Sprinkler								
	No Component	75%							
	Generic	25%			2037	* *	1-2	\$6,000	
	Fire Pump								
	Generic	100%	Now	\$2,700	2023	\$54,700	1	\$14,300	
				Leak Evident, Extent : Moderate, Area Affected : 30%					
				Location : Basement					

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 26-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$283,500	\$60,900
Interior Architecture	\$160,600	\$35,300
Electrical	\$43,500	
Mechanical	\$46,300	\$45,000
Total	\$533,900	\$141,200
Importance Code A	\$283,500	\$60,900
Importance Code B	\$200,800	\$80,300
Importance Code C	\$49,600	
Total	\$533,900	\$141,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$11,000			
Interior Architecture	\$7,200			
Electrical	\$55,000	\$200	\$100	\$15,500
Mechanical	\$10,200	\$1,000	\$1,000	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$87,400	\$5,100	\$5,000	\$22,800
Importance Code A	\$11,000			
Importance Code B	\$76,400	\$5,100	\$5,000	\$22,800
Importance Code C				
Total	\$87,400	\$5,100	\$5,000	\$22,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$400		
Masonry: Brick	93%	Now	\$86,000	LIFE	**	5	\$13,300		
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Metal Sect. OHD	2%			2032	**	5	\$900		
Windows									
Metal Clad	95%	Now	\$136,700	2052	**	5	\$7,700		
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Metal Louvers	5%			2030	\$4,100	10	\$800		
Roof									
Built-Up (BUR)	5%	Now	\$10,500	2037	**				
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Over Generator Room									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over Generator Room									
Roll Roofing	95%	Now	\$60,900	2029	\$60,900	5	\$11,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Third Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	20%	Now	\$7,200	LIFE	**	5	\$7,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Stairs									
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : 1st Floor, Throughout, Stairs									
Cast in Place Concrete	80%			LIFE	**	5	\$28,300		

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

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

Interior

Interior Walls

Concrete Masonry Unit	25%			LIFE	**	5	\$1,600	
Masonry: Brick	75%	Now	\$49,600	LIFE	**			

Paint Peeling, Extent : Moderate, Area Affected : 100%

Location : Throughout

Painted Surfaces, Extent : Moderate, Area Affected : 100%

Location : Throughout

Ceilings

Exposed Concrete	100%	Now	\$111,000	LIFE	**	5	\$2,500	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Throughout

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

Location : 3rd Floor

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

Under 600 Volts

Raceway

Conduit	100%			2027	\$4,000	1		
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Panelboards

Molded Case Bkrs	100%			2026	\$8,000	5	\$300	
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Enclosure Corroded, Extent : Moderate, Area Affected : 30%

Location : Throughout

Wiring

Braided Cloth	90%	2-4	\$7,800	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2027	\$900	1		
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Motor Controllers

Locally Mounted	100%			2025	\$15,400	5	\$100	
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Lighting

Interior Lighting

Fluorescent	95%			2022	\$24,000	10	\$9,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : T-12 Lamps

Incandescent	5%			2022	\$3,000	2		
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Egress Lighting

Emergency, Battery	50%			2022	\$7,800	10	\$1,300	
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Exit, Service	50%			2022	\$1,600	1		
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Exterior Lighting

HID	100%			2022	\$43,500	10		
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Alarm

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

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2032

* *

1-3

\$1,300

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

Heating

Distribution

Hot Wtr Piping/Pump

100%

2026

\$16,800

4

\$800

Terminal Devices

Convactor/Radiator

80%

2025

\$46,300

1

\$2,800

Unit Heater - Steam

20%

2022

\$7,700

4

\$300

Plumbing

H/C Water Piping

Galvanized Steel

5%

2025

\$2,400

1

No Component

95%

Sanitary Piping

Cast Iron

5%

LIFE

* *

1

No Component

95%

Backflow Preventer

Generic

100%

2027

\$2,700

1

\$700

Vertical Transport

Elevators

Geared Traction

100%

LIFE

* *

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

Fire Suppression

Standpipe

Generic

100%

2027

\$45,000

1-5

\$5,500

Sprinkler

Generic

100%

2037

* *

1-2

\$3,000

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : BELLEVUE MENS SHELTER
Address : 400 EAST 30 STREET @ FIRST AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0029.000 / 1955 **Yr Built/Renovated** : 1932 /
Area Sq Ft : 405,952 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9
Block : 962 **Lot** : 7501 **BIN** : 1085588

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$15,553,600	\$1,412,200
Interior Architecture	\$6,106,400	\$1,283,000
Electrical	\$5,063,600	\$1,053,100
Mechanical	\$7,302,800	\$7,354,700
Total	\$34,026,300	\$11,103,000
Importance Code A	\$15,553,600	\$1,681,000
Importance Code B	\$17,024,900	\$9,321,400
Importance Code C	\$1,447,800	\$100,600
Total	\$34,026,300	\$11,103,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$8,300			
Interior Architecture		\$27,200		\$15,500
Electrical	\$6,100	\$3,100	\$3,500	\$3,600
Mechanical	\$10,900	\$28,100	\$65,500	\$63,600
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$87,400	\$120,600	\$131,100	\$144,900
Importance Code A	\$9,100			\$12,100
Importance Code B	\$78,200	\$120,600	\$131,100	\$132,900
Importance Code C				
Total	\$87,400	\$120,600	\$131,100	\$144,900



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	10%	Now	\$740,400	LIFE	**	5	\$166,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : At Cornices Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 15%							
		Location : Various Balcony Locations							
		Explanation : Broken Terracotta Brackets At Various Balconies Has Exposed The Supporting Steel Causing Rusting							
	Masonry: Brick	85%	Now	\$1,166,400	LIFE	**	5	\$181,000	
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : North And South Facades							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : At Elevator Penthouses							
		Staining/Discoloring, Extent : Severe, Area Affected : 20%							
		Location : North Facade							
	Masonry: Limestone	5%	Now	\$248,500	LIFE	**	5	\$8,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Balcony At North Side							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	80%	Now	\$9,288,400	2052	**	5	\$103,800	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Hardware Missing, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Steel	20%	Now	\$2,894,900	2052	**	5	\$324,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Penthouses							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Stair Shafts							

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$173,000	LIFE	**	5	\$26,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Over Ninth Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Brick	75%	Now	\$319,700	LIFE	**	5	\$17,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Penthouses								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South Facade, North Facade, Penthouses								
Masonry: Limestone	10%	Now	\$115,900	LIFE	**	5	\$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
IRMA/Protected Membrane	50%	Now	\$415,500	2037	**			
Drains Clogged, Extent : Light, Area Affected : 2%								
Location : Throughout								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Modified Bitumen	45%	Now	\$191,000	2027	\$636,500			
Alligatoring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Drains Clogged, Extent : Light, Area Affected : 50%								
Location : 7th Floor East Roof								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Single Ply Membrane	5%	Now	\$8,300	2032	**			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
BELLEVUE MENS SHELTER
Asset # : 1955

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$276,100	LIFE	**	5	\$136,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 75%									
Location : Sub-basement - Various Locations									
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout Sub-basement									
Other Observation, Extent : Moderate, Area Affected : 80%									
Location : Mechanical Boiler And Corridor Areas Throughout									
Explanation : Steel Utility Covers And Flange Assembly Rusted Throughout In Various Locations Of Sub-basement									
Ceramic Tile	5%	Now	\$193,000	2030	\$643,200	5	\$15,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Showers									
Marble Panels	5%	0-2	\$120,200	LIFE	**	5	\$23,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Quarry Tile	5%	Now	\$381,600	2032	**	5	\$23,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Terrazzo	15%	Now	\$624,900	LIFE	**	5	\$72,900		
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Various Locations Throughout									
Vinyl Tile	10%	Now	\$564,400	2037	**	3	\$23,300		
Adhesion Failure, Extent : Moderate, Area Affected : 20%									
Location : Basement And 9th Floor Corridors									
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Basement And 9th Floor Corridors									
Vinyl Tile	35%			2032	**	3	\$81,600		
Vinyl Tile 9" X 9"	10%	0-2	\$73,100	2022	\$731,200	3	\$23,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Wood	5%	Now	\$109,500	2042	**	5	\$29,100		
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%									
Location : Throughout									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$370,700	2036	**	5	\$21,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Showers, Toilets Prominent On The 7th Floor And Various Other Locations Throughout								
Granite Panels	5%	0-2	\$89,800	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Marble Panels	5%	0-2	\$89,200	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	25%	Now	\$898,100	LIFE	**	5	\$31,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : 9th Floor								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : 9th Floor And Stairwells Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : 9th Floor								
Plaster	55%			LIFE	**	5	\$69,200	
Ceilings								
AcousTile,Adhered	10%	Now	\$185,200	2032	**	5	\$31,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								
AcousTileConcealSpLn	10%			2032	**	5	\$77,700	
AcousTileSusp.Lay-In	5%	Now	\$53,700	2032	**	5	\$15,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Plaster	75%	Now	\$1,306,900	LIFE	**	5	\$291,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : 9th Floor								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : 9th Floor; 7th Floor Office 7 W-59 And Dorm 7 E-43								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2047	**	5	\$1,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : 4,000 Ampere Main Service									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2047	**	5	\$900	
	Fused Disc Sw	20%			2047	**	5	\$300	
	Fused Knife Sw	10%	2-4	\$52,200	2057	**	5	\$100	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room Sub-basement									
	Molded Case Bkrs	20%			2027	\$104,300	5	\$2,100	
Raceway									
	Conduit	80%			2027	\$499,900	1		
	Conduit	20%			2047	**	1		
Panelboards									
	Fused Disc Sw	10%			2049	**	5	\$900	
	Fused Knife Sw	20%	2-4	\$114,900	2052	**	5	\$900	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Fused Toggle Switch	55%	2-4	\$316,000	2052	**	5	\$2,600	
Other Observation, Extent : Moderate, Area Affected : 59%									
Location : Throughout									
Explanation : On Extended Life									
	Molded Case Bkrs	15%			2043	**	5	\$1,600	
Wiring									
	Braided Cloth	90%	2-4	\$866,300	2052	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	10%			2047	**	1		
Motor Controllers									
	Locally Mounted	80%			2025	\$251,800	5	\$2,200	
	Locally Mounted	20%			2040	**	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$6,000	
Lighting									

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	5%			2022	\$356,200	10	\$18,600	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	85%			2032	* *	10	\$316,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2022	\$712,500	10	\$37,200	
	Other Observation, Extent : Light, Area Affected : 60%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Egress Lighting								
Emergency, Battery	50%			2022	\$292,300	10	\$49,000	
Exit, Service	20%			2032	* *	1		
Exit, Service	30%			2022	\$43,300	1		
Exterior Lighting								
HID	100%			2022	\$1,636,800	10	\$1,200	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$448,900	1-3	\$25,000	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2047	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Con Edison							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2030	\$268,800	5	\$24,100	
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$687,000	2027	\$6,870,300	4	\$20,000	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement							
Terminal Devices									
	Air Handler	20%	Now	\$1,141,600	2037	* *	1	\$45,200	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Sub-basement							
	Convactor/Radiator	80%			2025	\$1,738,600	1	\$104,900	

Air Conditioning

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2022	\$84,600	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$226,400	
	Exhaust Fans								
	Interior	100%	Now	\$72,200	2022	\$1,444,200	2	\$9,900	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Plumbing									
	H/C Water Piping								
	Brass/Copper	15%			2037	**	1		
	Galvanized Steel	85%	Now	\$302,800	2025	\$1,514,000	1		
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Sub-basement							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Roof							
		Explanation : House Tanks In Poor Condition							
	HW Heat Exchanger								
	Steam Fired	100%			2057	**	4	\$40,100	
	Sanitary Piping								
	Cast Iron	100%	Now	\$148,500	LIFE	**	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Sub-basement							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$84,600	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 40%							
		Location : Various Roof Drains							
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$61,900	4	\$12,900	
	Sewage Ejector(s)								
	Electric	100%			2032	**	4	\$16,200	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 2 Units From Sub-basement To 7th Floor, 5 Units From Ground To 9th Floor							
		Explanation : 7 Units, 4 Units Not In Service; Not In Service Units Are Beyond Repair							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe								
	Generic	100%	Now	\$84,600	2037	* *	1-5	\$144,000	
Corroded, Extent : Moderate, Area Affected : 25%									
Location : Sub-basement									
Sprinkler	No Component	95%							
	Generic	5%			2037	* *	1-2	\$5,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Sub-basement									
Explanation : Limited Coverage									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : BORDEN AVENUE VETERANS RESIDENCE
Address : 21-10 BORDEN AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0042.000 / 1941 **Yr Built/Renovated** : 1963 / 2010
Area Sq Ft : 75,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 68 **Lot** : 2 **BIN** : 4000526

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,579,100	\$70,400
Interior Architecture	\$489,100	\$603,700
Electrical	\$158,200	\$1,046,000
Mechanical	\$160,100	\$2,138,400
Site Pavements		\$35,100
Total	\$2,386,500	\$3,893,500
Importance Code A	\$1,579,100	\$70,400
Importance Code B	\$549,500	\$3,586,600
Importance Code C	\$257,900	\$236,500
Total	\$2,386,500	\$3,893,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$7,300		
Interior Architecture	\$10,500	\$5,100		\$3,200
Electrical	\$34,900	\$58,500	\$5,000	\$5,300
Mechanical	\$54,700	\$8,700	\$20,700	\$8,600
Site Enclosure	\$20,000			
Site Pavements	\$1,800			
Total	\$121,900	\$79,500	\$25,700	\$17,200
Importance Code A	\$25,900	\$11,000	\$3,700	\$3,700
Importance Code B	\$76,000	\$68,500	\$22,000	\$13,500
Importance Code C	\$20,000			
Total	\$121,900	\$79,500	\$25,700	\$17,200



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$680,200	LIFE	**	5	\$70,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : East Facade							
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : East Facade							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : East Facade, Blue Section							
	Metal Panel	5%			2048	**	5-10	\$26,900	
	Pre-Cast Concrete	5%	Now	\$41,400	LIFE	**	5	\$12,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
		Open Joints, Extent : Moderate, Area Affected : 25%							
		Location : Window Sills							
Windows									
	Aluminum	85%	Now	\$33,700	2036	**	5	\$7,500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
		Location : Throughout, Coverd In Plywood							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Aluminum	15%	Now	\$118,900	2053	**	5	\$1,300	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 35%							
		Location : Clearstories							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Clearstories							
Roof									
	Modified Bitumen	100%	Now	\$704,900	2033	**			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Ponding, Extent : Severe, Area Affected : 15%							
		Location : Around Roof Drains							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Flashing At Clearstories							
Soffits									
	Stucco Cement	100%			2033	**	5		
Interior									
Floors									
	Cast in Place Concrete	70%			LIFE	**	5	\$156,000	
	Ceramic Tile	5%	2-4	\$10,500	2031	\$105,400	5	\$2,500	
		Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Bathrooms							
	Vinyl Tile	25%	Now	\$231,300	2038	**	3	\$9,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							

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

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

Interior

Interior Walls

Cast in Place Concrete	2%			LIFE		**		
Ceramic Tile	5%			2031	\$193,000		5	\$6,600
Concrete Masonry Unit	83%	0-2	\$257,900	LIFE		**	5	\$43,500

Diagonal Cracks, Extent : Moderate, Area Affected : 25%

Location : Library, White Section And Facility Director Office

Gypsum Board	10%			LIFE		**	5	\$7,900
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Ceilings

AcousTileSusp.Lay-In	10%			2033		**	5	\$10,100
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Staining/Discoloring, Extent : Moderate, Area Affected : 5%

Location : Kitchen

Exposed Struc: Steel	75%			LIFE		**		
Fiber Board	15%			2028	\$105,700			

Site Enclosure

Fence/Gates

Chain Link	100%	Now	\$20,000	2038		**		
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Impact Damage, Extent : Moderate, Area Affected : 5%

Location : Parking Lot

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041		**		
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Cracking/Crumbling, Extent : Light, Area Affected : 2%

Location : Throughout

Parking/Driveway

Asphalt	100%			2037		**		
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

Activity Yard

Asphalt	75%	4+	\$1,800	2031	\$35,100			
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Basket Ball Court

Cast in Place Concrete	25%			2041		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	4+	\$22,200	2058		**	5	\$200
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On Extended Life, Extent : Light, Area Affected : 100%

Location : Electrical Room

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

Location : Electrical Room

Explanation : Two 1,200 Ampere Main Disconnect Switches

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Knife Sw	84%	2-4	\$109,600	2058	**	5	\$100	
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Fused Knife Sw	16%			2028	\$20,900	5	\$100	
Raceway									
	Conduit	95%			2038	**	1		
	Conduit	5%			2048	**	1		
Panelboards									
	Fused Disc Sw	10%			2027	\$7,200	5	\$200	
	Molded Case Bkrs	10%	2-4	\$7,200	2053	**	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Electrical Closet							
	Molded Case Bkrs	10%			2027	\$7,200	5	\$200	
	Molded Case Bkrs	70%			2044	**	5	\$1,400	
Wiring									
	Thermoplastic	90%			2038	**	1		
	Thermoplastic	10%			2048	**	1		
Motor Controllers									
	Locally Mounted	100%			2026	\$159,700	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100	
Lighting									
	Interior Lighting								
	Fluorescent	13%			2033	**	10	\$8,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2028	\$65,800	10	\$3,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2023	\$26,300	2		
	LED	80%			2036	**			
Egress Lighting									
	Emergency, Battery	45%			2023	\$48,600	10	\$8,100	
	Emergency, Battery	5%			2036	**	10	\$900	
	Exit, Service	40%			2023	\$10,700	1		
	Exit, Service	10%			2036	**	1		
Exterior Lighting									
	HID	30%			2028	\$90,700	10	\$100	
	No Component	70%							

Alarm

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

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

Alarm

Security System

No Component

50%

Generic

50%

2028

\$121,100

1

\$14,000

Fire/Smoke Detection

No Component

30%

Generic, Analog

70%

2028

\$580,500

1-3

\$33,300

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

*Other Observation, Extent : Light, Area Affected : 5%**Location : Spinkler Service Room**Explanation : With Gas Booster Pump*

Conversion Equipment

Hot Water Boiler

100%

2033

* *

1

\$37,100

*Recent Repair Evident, Extent : Light, Area Affected : 100%**Location : Boiler Room*

Distribution

Hot Wtr Piping/Pump

100%

2036

* *

4

\$3,700

Terminal Devices

Air Handler

50%

2028

\$527,300

1

\$23,200

Convactor/Radiator

50%

2033

* *

1

\$12,100

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Split Unit

10%

Now

\$16,000

2023

\$160,100

*Malfunctioning, Extent : Moderate, Area Affected : 33%**Location : Roof, The Condensing Unit For 2 Of 18 Split Units Have Multiple Mechanical And Or Electrical Deficiencies*

Split Unit

90%

2028

\$1,440,800

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$41,800

Exhaust Fans

Roof

100%

2028

\$124,500

2

\$2,300

Plumbing

H/C Water Piping

Brass/Copper

100%

Now

\$28,000

2038

* *

1

*Damaged, Extent : Moderate, Area Affected : 100%**Location : Boiler Room, Defective Domestic Hot Water Mixing Valve*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2026	\$45,700	2	\$1,100	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Kitchen					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Kitchen					
				Explanation : 2-250 Gallon For Kitchen					
HW Heat Exchanger									
	HTHW/HW	100%			2038	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 2-350 Gallon Tanks					
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
				Recent Repair Evident, Extent : Light, Area Affected : 100%					
				Location : Underground					
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Side Yard					
				Explanation : Storm Detention Basin For Roof Runoff					
Sump Pump(s)									
	Non-Submersible	100%			2028	\$11,400	4	\$1,600	
Sewage Ejector(s)									
	Electric	100%			2028	\$21,600	4	\$3,000	
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2038	* *	1-2	\$21,000	
Chemical System									
	No Component	98%							
	Generic	2%			2026	\$600	1-3	\$100	
				Other Observation, Extent : Light, Area Affected : 2%					
				Location : Kitchen					
				Explanation : For Hoods					

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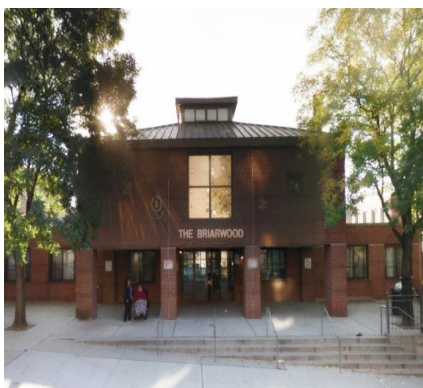
Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 02-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 9662 **Lot** : 20 **BIN** : 4314908

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$98,100	\$730,500
Interior Architecture		\$986,400
Electrical		\$227,600
Mechanical	\$100,900	\$262,500
Total	\$199,000	\$2,206,900
Importance Code A	\$98,100	\$730,500
Importance Code B	\$100,900	\$1,412,800
Importance Code C		\$63,600
Total	\$199,000	\$2,206,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$11,100		\$900	\$9,600
Interior Architecture	\$3,500	\$16,200		
Electrical	\$6,200	\$4,700	\$17,500	\$6,800
Mechanical	\$14,800	\$12,500	\$10,000	\$10,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$39,500	\$37,300	\$32,300	\$31,200
Importance Code A	\$14,500	\$3,400	\$4,400	\$13,100
Importance Code B	\$21,500	\$33,900	\$27,900	\$18,200
Importance Code C	\$3,500			
Total	\$39,500	\$37,300	\$32,300	\$31,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$34,700	
	Masonry: Brick	95%	Now	\$54,400	LIFE	**	5	\$84,400	
Expansion Joint Failure, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Horizontal Cracks, Extent : Light, Area Affected : 2%									
Location : Window Sills									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Below Gutter Leaks									
Windows									
	Aluminum	100%			2045	**	5	\$19,300	
Parapets									
	Metal Panel	10%			2049	**	5	\$1,700	
	Metal Rail	90%			2042	**	5-10	\$72,100	
Roof									
	Metal Panel	35%	2-4	\$5,400	2042	**			
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%									
Location : Gutter Leaks									
Water Penetration, Extent : Light, Area Affected : 2%									
Location : Rear Entrance									
	Modified Bitumen	65%			2029	\$604,400	10	\$41,700	
Blisters, Extent : Light, Area Affected : 2%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Soffits									
	Cast in Place Concrete	50%			LIFE	**	5	\$9,100	
	Stucco Cement	50%	2-4	\$5,600	2042	**	5	\$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Rear Entrance									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Rear Entrance									
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$11,300	
	Ceramic Tile	10%			2038	**	5	\$10,400	
Worn/Eroded, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Vinyl Tile	85%			2029	\$798,700	3	\$33,000	
Worn/Eroded, Extent : Light, Area Affected : 50%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2032	**	5	\$7,100	
	Concrete Masonry Unit	15%			LIFE	**	5	\$8,500	
	Gypsum Board	75%			LIFE	**	5	\$63,600	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Exposed Concrete	5%			LIFE	* *	5	\$800	
	Gypsum Board	95%			LIFE	* *	5	\$124,000	
Site Enclosure									
	Fence/Gates								
	Chain Link	85%			2055	* *			
	Iron Picket	15%			2049	* *			
	Deteriorated Finish, Extent : Light, Area Affected : 10%								
	Location : West Side								
	Retaining Walls								
	Cast in Place Concrete	100%			2064	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2042	* *			
	Parking/Driveway								
	Asphalt	100%			2038	* *			
	Activity Yard								
	Asphalt	20%			2038	* *			
	Cast in Place Concrete	40%			2042	* *			
	Pavers/Stone	20%			2038	* *			
	Rubber Matting	20%			2034	* *			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2049	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 1,200, 2- 800 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2049	* *	5	\$300	
	Raceway								
	Conduit	100%			2049	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2045	* *	5	\$100	
	Molded Case Bkrs	95%			2045	* *	5	\$1,700	
	Wiring								
	Thermoplastic	100%			2049	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2042	* *	5	\$500	

Ground

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2034	* *	10	\$3,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	95%			2037	* *	10	\$60,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
Egress Lighting									
	Emergency, Battery	50%			2034	* *	10	\$8,300	
	Exit, Service	50%			2034	* *	1		
Exterior Lighting									
	HID	40%			2029	\$111,500	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Back Exterior Wall.							
		Explanation : Fixtures Are Mounted On The Building Walls.							
	HID	20%			2029	\$55,800	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Within Yard Area.							
		Explanation : HID Pole Mounted Fixtures Are Installed In The Yard Area.							
	No Component	40%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2044	* *	5	\$2,000	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Interior.							
		Explanation : CCTV System In Building Interior.							
Fire/Smoke Detection									
	Generic, Digital	100%			2034	* *	1-3	\$43,900	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2046	* *	1	\$34,200	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 2 Units					
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$3,400	
	Terminal Devices								
	Convactor/Radiator	100%			2034	* *	1	\$22,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Split Unit	10%	Now	\$7,400	2029	\$147,600			
				Broken, Extent : Severe, Area Affected : 100%					
				Location : Roof					
	Window/Wall Unit	70%			2024	\$100,900	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$19,300	
	No Component	50%							
	Exhaust Fans								
	Roof	100%			2029	\$114,800	2	\$2,100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2055	* *	4	\$10,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : Hot Water Coils In Boiler					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$4,200	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2039		* *	1-2	\$19,400

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : BROWNSVILLE WOMENS CENTER
Address : 357 SARATOGA AVENUE @ST. MARKS AVENUE
Borough : BROOKLYN **Agency's Number** : JK03
Program / Asset # : DHS0082.000 / 4454 **Yr Built/Renovated** : 1904 / 2006
Area Sq Ft : 13,400 **Project Type** : HOMELESS SERVICES
Date of Survey : 12-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1453 **Lot** : 1 **BIN** : 3039075

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Interior Architecture	\$45,200	
Electrical	\$44,500	\$11,800
Mechanical		\$103,300
Total	\$89,700	\$115,000
Importance Code A		\$103,300
Importance Code B	\$89,700	\$11,800
Total	\$89,700	\$115,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$47,700	\$15,200		\$25,800
Interior Architecture	\$7,400	\$700		\$4,500
Electrical	\$28,400	\$500	\$300	\$11,700
Mechanical	\$2,000	\$1,400	\$2,000	\$7,500
Total	\$85,500	\$17,800	\$2,300	\$49,500
Importance Code A	\$48,400	\$15,900	\$700	\$26,500
Importance Code B	\$34,900	\$1,900	\$1,700	\$23,100
Importance Code C	\$2,200			
Total	\$85,500	\$17,800	\$2,300	\$49,500



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$26,200	LIFE	**	5	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Areaways At North Facade							
	Worn/Eroded, Extent : Light, Area Affected : 25%							
	Location : Areaways At North Facade							
Stucco Cement	75%			2043	**	5	\$30,500	
Windows								
Aluminum	100%	Now	\$13,100	2046	**	5	\$2,900	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
	Location : Directors Office							
Parapets								
Metal Panel	10%			2060	**	5	\$1,500	
Stucco Cement	90%			2050	**	5	\$9,200	
Roof								
Modified Bitumen	95%			2035	**	10	\$20,400	
Skylight, Metal/Glass	5%	Now	\$8,500	2050	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Skylight							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
Ceramic Tile	5%	0-2	\$2,000	2039	**	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Bathrooms							
Quarry Tile	5%			2043	**	5	\$1,500	
Vinyl Tile	85%	Now	\$45,200	2035	**	3	\$6,200	
	Adhesion Failure, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Uneven Substrate, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%	Now	\$2,200	2039	**	5	\$700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Gypsum Board	70%			LIFE	**	5	\$12,500	
Masonry: Fieldstone	20%			LIFE	**			

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	25%			2035	**	5	\$4,900	
Gypsum Board	75%	Now	\$3,200	LIFE	**	5	\$18,400	

Loose/Delam Surface, Extent : Moderate, Area Affected : 2%

Location : Second Floor

Site Enclosure

Fence/Gates

Chain Link	100%			2050	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2035	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Throughout

On-Site Walkways

Cast in Place Concrete	100%			2035	**			
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Parking/Driveway

Asphalt	100%			2039	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 400 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2040	**	5	\$400	
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Raceway

Conduit	100%			2040	**	1		
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Panelboards

Fused Disc Sw	5%			2038	**	5		
Molded Case Bkrs	95%			2038	**	5	\$300	

Wiring

Thermoplastic	100%			2040	**	1		
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Motor Controllers

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

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	\$11,800	10	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps Type Fixtures.							
	Fluorescent	90%			2035	**	10	\$11,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : T-8 Lamps							
	Incandescent	5%	2-4	\$11,800	2040	**	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Obsolete Incandescent Fixtures.							
Egress Lighting									
	Emergency, Battery	50%			2030	\$9,600	10	\$1,600	
	Exit, Service	50%			2030	\$2,400	1		
Exterior Lighting									
	HID	30%	Now	\$16,200	2040	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : Fixtures Are Old And Do Not Operate.							
	No Component	70%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2030	\$8,700	1	\$1,000	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2025	\$44,500	1-3	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Interior							
		Explanation : Fire Alarm System Is Obsolete System.							
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	**	1		
Conversion Equipment									
	Hot Water Boiler	100%			2028	\$103,300	1	\$6,600	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit At 310,000 BTU / HR							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	100%			2035	**	1	\$4,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	20%			2038	**	2	\$200	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	20%			2025	\$5,600	1		
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,200	
	No Component	70%							
	Exhaust Fans								
	Roof	20%			2038	**	2	\$100	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2035	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$8,200	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units. One General Purpose 200 Gallon Storage And One 75 Gallon Storage For Kitchen.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Fire Suppression									
	Sprinkler								
	Generic	100%			2040	**	1-2	\$3,800	
	Chemical System								
	No Component	98%							
	Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : BUSHWICK FAMILY RESIDENCE
Address : 1675 BROADWAY @ SCHAEFER ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0055.000 / 53 **Yr Built/Renovated** : 1990 / 2001
Area Sq Ft : 64,857 **Project Type** : HOMELESS SERVICES
Date of Survey : 23-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3426 **Lot** : 5 **BIN** : 3319581

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$393,100	\$786,200
Interior Architecture		\$162,200
Electrical	\$148,300	\$1,078,900
Mechanical	\$140,900	\$46,100
Site Pavements		\$48,300
Total	\$682,200	\$2,121,800
Importance Code A	\$393,100	\$786,200
Importance Code B	\$289,200	\$1,232,100
Importance Code C		\$103,500
Total	\$682,200	\$2,121,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$8,500	\$400	\$2,400	
Interior Architecture	\$11,200		\$11,000	
Electrical	\$5,600	\$4,900	\$4,400	\$5,600
Mechanical	\$52,600	\$41,100	\$12,900	\$7,300
Site Enclosure	\$500			
Site Pavements	\$5,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$87,400	\$50,300	\$34,600	\$16,800
Importance Code A	\$21,500	\$3,800	\$5,600	\$3,200
Importance Code B	\$56,800	\$46,500	\$29,000	\$13,600
Importance Code C	\$9,100			
Total	\$87,400	\$50,300	\$34,600	\$16,800



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
BUSHWICK FAMILY RESIDENCE
Asset # : 53

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%			LIFE	**	5	\$88,800	
Windows									
	Aluminum	75%	2-4	\$323,300	2044	**	5	\$7,200	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout Apartment Windows									
Hardware Missing, Extent : Moderate, Area Affected : 30%									
Location : Throughout Apartment Windows									
Worn/Eroded, Extent : Moderate, Area Affected : 40%									
Location : Throughout Apartment Windows									
	Aluminum	25%			2044	**	5	\$4,800	
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$2,200	
	Metal Panel	5%			2048	**	5	\$900	
	Metal: Cage/Fence	45%	2-4	\$8,500	2033	**	5	\$6,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
	Metal Panel	25%			2041	**	10	\$29,400	
	Modified Bitumen	75%	4+	\$69,700	2028	\$697,400			
Drains Clogged, Extent : Light, Area Affected : 10%									
Location : Lower One Story Roof									
Patching Evident, Extent : Light, Area Affected : 15%									
Location : Main Roof									
Ponding, Extent : Light, Area Affected : 10%									
Location : Main Roof									
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$2,300	LIFE	**	5	\$22,600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Plumbing Room In Basement									
	Ceramic Tile	5%	Now	\$5,400	2031	\$107,100	5	\$2,600	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Bathrooms Throughout									
	Vinyl Tile	85%			2033	**	3	\$33,000	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	5%			2037	**	5	\$7,100	
	Concrete Masonry Unit	15%			LIFE	**	5	\$8,500	
	Glass: Single Pane	5%			LIFE	**	5	\$5,300	
	Gypsum Board	65%			LIFE	**	5	\$55,100	
Ceilings									
	Exposed Concrete	75%			LIFE	**	5	\$12,200	
	Gypsum Board	25%			LIFE	**	5	\$32,600	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	60%			2048		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Steel Mesh Style Fence							
	Iron Picket	40%	4+	\$500	2063		* *		
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Central Play Yard							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2033		* *		
	On-Site Walkways								
	Asphalt	25%	4+	\$300	2031	\$12,900			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Garden Walk Area							
	Cast in Place Concrete	75%			2041		* *		
	Parking/Driveway								
	Asphalt	100%	4+	\$4,800	2031	\$48,300			
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Parking Lot Area							
		Ponding, Extent : Light, Area Affected : 15%							
		Location : Parking Lot Area							
	Activity Yard								
	Rubber Matting	100%			2033		* *		

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2038	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2038	* *	5	\$300	
	Raceway								
	Conduit	100%			2038	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2036	* *	5	\$1,700	
	Wiring								
	Thermoplastic	100%			2038	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2033	* *	5	\$400	

Ground

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

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

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

Ground

Grounding Devices	
Not Accessible	100%

Lighting

Interior Lighting									
LED	100%			2033		* *			
Egress Lighting									
Emergency, Battery	40%			2028		\$37,400	10	\$6,300	
Exit, Service	60%			2028		\$13,800	1		
Exterior Lighting									
HID	100%			2028		\$261,500	10	\$200	

Lightning Protection

Arresters/Cabling									
Generic	100%	Now	\$148,300	2068		* *	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Roof</i>									
<i>Explanation : A Lightning Rod Is Disconnected From Equipment And Is Laying On Floor.</i>									

Alarm

Security System									
No Component	70%								
Generic	30%			2028		\$62,800	1	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Hallways</i>									
<i>Explanation : CCTV Surveillance Camera System</i>									
Fire/Smoke Detection									
Generic, Analog	100%			2028		\$717,100	1-3	\$41,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Station And Smoke Detectors</i>									

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2048		* *	1		
Conversion Equipment									
Hot Water Boiler	45%	Now	\$11,200	2033		* *	1	\$13,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 2 Units</i>									
Hot Water Boiler	55%			2041		* *	1	\$17,600	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$5,100	2036	**	4	\$3,200	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Hot Water Return Line							
	Terminal Devices								
	Air Handler	20%	Now	\$54,700	2033	**	1	\$7,200	
		Not in Service, Extent : Severe, Area Affected : 75%							
		Location : Roof							
	Convactor/Radiator	80%			2033	**	1	\$16,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Window/Wall Unit	25%			2023	\$33,800	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$14,500	
	No Component	60%							
	Exhaust Fans								
	Interior	20%	Now	\$4,600	2028	\$46,100	2	\$300	
		Abandoned in Place, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
	Roof	80%	Now	\$17,200	2023	\$86,100	2	\$1,300	
		Broken, Extent : Moderate, Area Affected : 30%							
		Location : Roof							
		Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Roof							
		Noisy/Vibrating, Extent : Moderate, Area Affected : 30%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	85%	2-4	\$8,200	2048	**	1		
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Booster Pump							
	Galvanized Steel	15%			2041	**	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$9,900	4	\$1,400	
	Sewage Ejector(s)								
	Electric	100%			2028	\$18,700	4	\$2,600	
	Backflow Preventer								
	Generic	100%			2033	**	1	\$4,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2038		**	1-2	\$18,200

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : CHARLES GAY SHELTER / CLARK THOMAS BUILDING
Address : 121 HELL GATE CIRCLE WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0064.000 / 3014 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 59,140 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1819 **Lot** : 10 **BIN** : 1088074

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$220,500	\$988,800
Interior Architecture	\$88,800	\$326,700
Electrical	\$53,900	\$553,800
Mechanical	\$47,900	\$126,200
Site Pavements	\$65,100	\$325,600
Total	\$476,200	\$2,321,200
Importance Code A	\$220,500	\$988,800
Importance Code B	\$190,600	\$1,006,800
Importance Code C	\$65,100	\$325,600
Total	\$476,200	\$2,321,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,500	\$9,100	\$5,500	
Interior Architecture	\$20,600			\$2,800
Electrical	\$25,000	\$8,400	\$6,100	\$5,800
Mechanical	\$16,400	\$32,200	\$18,000	\$10,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$68,400	\$53,600	\$33,600	\$23,200
Importance Code A	\$8,300	\$15,100	\$11,400	\$5,900
Importance Code B	\$57,500	\$38,500	\$22,200	\$17,400
Importance Code C	\$2,500			
Total	\$68,400	\$53,600	\$33,600	\$23,200



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

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / CLARK THOMAS BUILDING
Asset # : 3014

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	**	5	\$24,400		
Masonry: Brick	80%	2-4	\$125,500	LIFE	**	5	\$39,000		
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Flashing Line At Third Floor									
Metal Panel	10%			2048	**	5-10	\$33,500		
Windows									
Aluminum	100%			2044	**	5	\$11,000		
Parapets									
Masonry: Brick	10%			LIFE	**	5	\$200		
Metal Panel	10%	Now	\$2,500	2048	**	5	\$300		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Coping									
Metal Rail	80%			2041	**	5-10	\$21,700		
Roof									
Modified Bitumen	100%	Now	\$95,000	2028	\$949,800				
Blisters, Extent : Severe, Area Affected : 10%									
Location : First Floor Roof									
Insul Deter/Miss, Extent : Severe, Area Affected : 10%									
Location : First Floor Roof									
Ponding, Extent : Moderate, Area Affected : 10%									
Location : First Floor Roof									
Vegetation Growth, Extent : Severe, Area Affected : 10%									
Location : First Floor Roof									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : First Floor Roof									
Soffits									
Cast in Place Concrete	75%			LIFE	**	5			
Glass: Special Gauge	25%			LIFE	**	1			
Interior									
Floors									
Cast in Place Concrete	65%	0-2	\$12,800	LIFE	**	5	\$125,900		
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : First Floor Dorm									
Ceramic Tile	5%			2037	**	5	\$4,400		
Quarry Tile	5%			2041	**	5	\$6,600		
Vinyl Tile	25%	4+	\$40,200	2028	\$200,900	3	\$8,300		
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
Ceramic Tile	5%			2037	**	5	\$5,000		
Concrete Masonry Unit	75%			LIFE	**	5	\$30,100		
Gypsum Board	20%			LIFE	**	5	\$12,000		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / CLARK THOMAS BUILDING
Asset # : 3014

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	20%	Now	\$3,100	2033	* *	5	\$8,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Office Space							
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Office							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Office							
	Exposed Concrete	80%	4+	\$48,700	LIFE	* *	5	\$11,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Corridor							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2063	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2041	* *			
	Parking/Driveway								
	Asphalt	100%	0-2	\$65,100	2031	\$325,600			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2028	\$8,900	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 2 - 1600 Amperes								
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			2028	\$104,300	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 2 - Switchgear Line-ups								
	Raceway								
	Conduit	100%			2028	\$54,800	1		

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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / CLARK THOMAS BUILDING
Asset # : 3014

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2027	\$3,600	5	\$100	
	Molded Case Bkrs	75%	2-4	\$53,900	2053	* *	5	\$600	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Molded Case Bkrs	15%			2036	* *	5	\$200	
	Molded Case Bkrs	5%			2050	* *	5	\$100	
Wiring									
	Braided Cloth	20%	2-4	\$16,500	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	80%			2028	\$65,800	1		
Motor Controllers									
	Locally Mounted	80%			2026	\$49,700	5	\$300	
	Locally Mounted	20%			2041	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2041	* *	1	\$18,200	
Generators									
	Diesel	100%			2037	* *	1	\$22,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : Emergency Generator Rated At 80 Kilowatts									
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$2,200	
Fuel Storage									
	Main Tank	100%			2043	* *	5	\$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : No Available Rating Capacity									
Lighting									

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

Asset # : 3014

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

Lighting

Interior Lighting

Fluorescent	5%		2028	\$51,900	10	\$2,700
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : T-12 Lamps

Fluorescent	10%		2028	\$103,800	10	\$5,400
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Hallways

Fluorescent	5%		2028	\$51,900	10	\$2,700
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Compact Fluorescent Lamps

LED	80%		2036	* *		
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Service	40%		2033	* *	1	
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Emergency, Battery	10%		2033	* *	10	\$1,400
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Exit, Service	50%		2033	* *	1	
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Exterior Lighting

HID	30%		2028	\$71,500	10	\$100
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No Component	70%					
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Alarm

Security System

No Component	70%					
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Generic	30%		2036	* *	1	\$6,600
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : CCTV Surveillance System

Fire/Smoke Detection

No Component	70%					
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Generic, Digital	30%		2033	* *	1-3	\$10,900
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2	100%		2038	* *	5	\$18,300
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Conversion Equipment

Steam Boiler	100%		2045	* *	1	\$58,600
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Boiler Room

Distribution

Steam Piping/Pump	100%		2048	* *		
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Asset # : 3014

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	100%			2041	**	1	\$19,100	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%	Now	\$47,900	2038	**	2	\$300	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Rooftop							
	Split Unit	10%			2028	\$126,200			
	Window/Wall Unit	10%			2023	\$12,300	1		
	No Component	70%							
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$7,700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,000	
	Exhaust Fans								
	Interior	20%			2033	**	2	\$400	
	Roof	80%			2033	**	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2041	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2038	**	4	\$8,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	50%			2033	**	1	\$1,800	
	Generic	50%	Now	\$2,300	2033	**	1	\$1,600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Domestic Backflow Valve Leaking							
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									

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

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

Asset # : 3014

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2048		* *	1-2	\$16,600
Fire Pump									
	Generic	100%			2037		* *	1	\$11,000

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : CHARLES GAY SHELTER / KEENER BUILDING
Address : 64 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0035.000 / 1960 **Yr Built/Renovated** : 1916 / 2006
Area Sq Ft : 102,592 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,ATT
Block : 1819 **Lot** : 10 **BIN** : 1085877

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$1,610,700
Interior Architecture	\$1,086,400	\$1,937,900
Electrical	\$178,900	\$2,668,800
Mechanical		\$166,800
Site Pavements	\$67,100	\$335,500
Total	\$1,332,400	\$6,719,700
Importance Code A		\$1,610,700
Importance Code B	\$1,211,500	\$4,463,300
Importance Code C	\$120,900	\$645,700
Total	\$1,332,400	\$6,719,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$11,700	\$16,800	\$18,100	
Interior Architecture	\$23,500			\$19,900
Electrical	\$18,200	\$21,900	\$16,100	\$14,000
Mechanical	\$22,700	\$44,100	\$20,500	\$9,300
Site Pavements	\$1,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,400	\$86,800	\$58,700	\$47,200
Importance Code A	\$11,700	\$17,200	\$18,100	
Importance Code B	\$46,200	\$69,600	\$40,500	\$47,200
Importance Code C	\$23,500			
Total	\$81,400	\$86,800	\$58,700	\$47,200



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

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / KEENER BUILDING
Asset # : 1960

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	6%			LIFE	**	5	\$53,900		
Masonry: Brick	80%			LIFE	**	5	\$143,600		
Masonry: Limestone	4%			LIFE	**	5	\$5,400		
Metal: Cage/Fence	5%			2041	**	5	\$39,300		
Window Wall	5%			2048	**	5	\$33,700		
Windows									
Aluminum	100%			2044	**	5	\$36,300		
Roof									
Modified Bitumen	10%	Now	\$11,700	2028	\$116,600				
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen, Cafateria Area								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen Area								
Single Ply Membrane	90%			2028	\$1,224,200	10	\$72,400		
Soffits									
Fiberglass Panel	15%			2037	**	5			
Wood	85%			2033	**	5			
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$66,300	LIFE	**	5	\$43,500		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Stairs								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Stairs								
Ceramic Tile	10%	0-2	\$82,300	2031	\$411,700	5	\$9,900		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Toilets And Showers								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Toilets And Showers								
Vinyl Tile	55%	4+	\$198,700	2028	\$993,400	3	\$41,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
	Location : Strairs								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile 9" X 9"	25%	0-2	\$58,500	2023	\$585,000	3	\$18,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Uneven Substrate, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								

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Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset # : 1960

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$53,800	2031	\$269,100	5	\$4,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Showers							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Showers							
	Gypsum Board	10%			LIFE	**	5	\$11,000	
	Masonry: Brick	10%			LIFE	**			
	Plaster	75%	Now	\$23,500	LIFE	**	5	\$41,100	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Kitchen Area							
Ceilings									
	AcousTileSusp.Lay-In	5%			2026	\$85,900	5	\$9,900	
	Exposed Concrete	20%			LIFE	**	5	\$6,200	
	Plaster	75%	Now	\$41,800	LIFE	**	5	\$93,300	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Kitchen Area							
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2028				
	Iron Picket	90%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$1,300	2041	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Front Sidewalk							
On-Site Walkways									
	Cast in Place Concrete	100%			2041	**			
Parking/Driveway									
	Asphalt	100%	0-2	\$67,100	2031	\$335,500			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2038	* *	3	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1- 200 Amperes, 4,160 Volts									

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

Asset # : 1960

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Transformers								
	Dry Type	100%			2033	**	3	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 225 Kilovolt-ampere, 4,160/208/120 Volts							
	Feeders								
	Cable	100%			2027	\$16,500	1		
	Raceway								
	Conduit	100%			2028	\$43,700	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2038	**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 800 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2048	**	5	\$2,700	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Pre-fab Machinery Enclosure							
	Raceway								
	Conduit	80%			2028	\$129,800	1		
	Conduit	20%			2038	**	1		
	Panelboards								
	Molded Case Bkrs	50%			2027	\$63,800	5	\$1,400	
	Molded Case Bkrs	50%			2036	**	5	\$1,400	
	Wiring								
	Braided Cloth	70%	2-4	\$178,900	2053	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2038	**	1		
	Motor Controllers								
	Locally Mounted	100%			2026	\$219,700	5	\$700	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2033	**	1	\$31,600	
	Generators								
	Diesel	100%			2031	\$188,300	1	\$39,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Emergency Generator Set Rated At 100 Kilowatts							
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$3,800	

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

Asset # : 1960

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2043	* *	5	\$3,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 275 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2028	\$1,620,500	10	\$84,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2028	\$90,000	10	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	5%			2033	* *	10	\$4,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
Egress Lighting									
	Emergency, Service	50%			2033	* *	1		
	Exit, Service	50%			2033	* *	1		
Exterior Lighting									
	HID	30%			2028	\$124,100	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2028	\$99,400	1	\$11,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *	1-3	\$63,200	

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%			2054	* *	1		
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Off Site Boiler Room							
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	100%			2031	\$166,800			

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

Asset # : 1960

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2050	**	4	\$7,600	
		Recent Replace Evident, Extent : Light, Area Affected : 20%							
		Location : Basement							
	Terminal Devices								
	Air Handler	40%			2033	**	1	\$25,400	
	Convactor/Radiator	60%			2033	**	1	\$19,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Split Unit	5%			2033	**			
	Window/Wall Unit	10%			2023	\$21,400	1		
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,200	
	Exhaust Fans								
	Interior	90%			2033	**	2	\$2,800	
	Roof	10%			2033	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2033	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2038	**	4	\$15,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2022	\$3,500	4	\$3,300	
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2033	**	1	\$3,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit Has Not Worked In 2 Years							
Fire Suppression									
	Standpipe								
	Generic	100%			2048	**	1-5	\$51,700	
	Sprinkler								
	Generic	100%			2048	**	1-2	\$28,700	

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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / KEENER BUILDING
Asset # : 1960

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : CHARLES GAY SHELTER / SCHWARTZ BUILDING
Address : 65 CHARLES GAY LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0034.000 / 1959 **Yr Built/Renovated** : 1980 / 2010
Area Sq Ft : 55,454 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088065

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$622,000	\$524,900
Interior Architecture	\$37,700	\$676,800
Electrical	\$146,700	\$1,337,500
Mechanical		\$166,300
Site Pavements	\$263,300	\$877,600
Total	\$1,069,700	\$3,583,100
Importance Code A	\$622,000	\$524,900
Importance Code B	\$184,400	\$2,058,600
Importance Code C	\$263,300	\$999,500
Total	\$1,069,700	\$3,583,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$34,900	\$7,500	\$5,500	
Interior Architecture	\$62,600	\$4,200		\$2,600
Electrical	\$10,700	\$28,100	\$8,800	\$7,700
Mechanical	\$30,200	\$17,200	\$15,500	\$5,800
Site Pavements	\$12,700			
Total	\$151,200	\$56,900	\$29,800	\$16,100
Importance Code A	\$37,700	\$10,300	\$8,200	\$2,700
Importance Code B	\$73,000	\$46,600	\$21,600	\$13,400
Importance Code C	\$40,500			
Total	\$151,200	\$56,900	\$29,800	\$16,100



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

Asset # : 1959

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	81%	Now	\$237,600	LIFE	* *	5	\$36,900	
		Horizontal Cracks, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
		Location : At Doors							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Expansion Joint At Exit To Parking Area							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	2%	2-4	\$400	2048	* *	5	\$1,700	
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Backyard Entrance							
	Metal Sect. OHD	2%			2033	* *	5	\$2,800	
	Wood	15%	Now	\$38,300	2033	* *	5	\$17,100	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Windows									
	Aluminum	100%			2044	* *	5	\$11,000	
		Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Roof									
	Asphalt Shingle	25%	4+	\$28,500	2037	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Modified Bitumen	65%	0-2	\$244,000	2028	\$488,100			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Skylight, Plastic	10%	Now	\$102,100	2033	* *	1		
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

Asset # : 1959

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Metal Panel	75%			2048	**	5-10	\$22,200	
	Wood	25%	0-2	\$6,000	2033	**	5	\$2,700	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
	Location : Kitchen Entrance								
Interior									
	Floors								
	Cast in Place Concrete	60%			LIFE	**	5	\$108,900	
	Recent Repair Evident, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Ceramic Tile	15%	Now	\$25,800	2031	\$257,600	5	\$6,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Shower Room Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Toilets								
	Recent Installation, Extent : Light, Area Affected : 5%								
	Location : Shower Rooms								
	Vinyl Tile	25%	Now	\$37,700	2028	\$188,400	3	\$7,800	
	Broken/Missing Elements, Extent : Light, Area Affected : 25%								
	Location : Throughout Cafeteria								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	5%	Now	\$24,400	2031	\$121,900	5	\$2,100	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 30%								
	Location : Shower Stalls Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Shower Stalls Throughout								
	Concrete Masonry Unit	60%			LIFE	**	5	\$19,900	
	Glass: Single Pane	1%			LIFE	**	5	\$600	
	Gypsum Board	19%	Now	\$3,500	LIFE	**	5	\$9,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Masonry: Brick	15%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	10%			2033	**	5	\$8,300	
	Exposed Struc: Wood	85%			LIFE	**			
	Gypsum Board	5%	Now	\$9,000	LIFE	**	5	\$5,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Site Enclosure									
	Fence/Gates								
	Chain Link	5%			2048	**			
	Iron Picket	95%			2063	**			
Site Pavements									

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

Asset # : 1959

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2041		* *			
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Parking/Driveway

Asphalt	85%	Now	\$263,300	2031		\$877,600			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Throughout

Potholes, Extent : Moderate, Area Affected : 5%

Location : Throughout

Sinking/Subsiding, Extent : Moderate, Area Affected : 5%

Location : Throughout

Cast in Place Concrete	15%	Now	\$12,700	2041		* *			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout

Sinking/Subsiding, Extent : Moderate, Area Affected : 5%

Location : Throughout

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

Over 600 Volts

Transformers

Liquid Filled	100%	0-2	\$146,700	2048		* *	3	\$500	
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Liquid Leakage, Extent : Moderate, Area Affected : 100%

Location : Outside

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

Location : Outside Building

Explanation : 500 Kilovolt-ampere 4,160/2400/208/120 Volts

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038		* *	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Nameplate Rating Not Available, 1,500 Amperes Fuses

Switchgear / Switchboard

Fused Disc Sw	100%			2038		* *	5	\$200	
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Raceway

Conduit	100%			2038		* *	1		
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Panelboards

Fused Disc Sw	25%			2027		\$18,000	5	\$300	
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Molded Case Bkrs	50%			2027		\$35,900	5	\$700	
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Molded Case Bkrs	25%			2044		* *	5	\$400	
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Wiring

Thermoplastic	100%			2028		\$82,300	1		
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Motor Controllers

Locally Mounted	100%			2026		\$62,100	5	\$400	
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Ground

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

Asset # : 1959

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2033	**	1	\$17,100	
	Generators								
	Diesel	100%			2031	\$94,200	1	\$21,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : Emergency Generator Rated At 100 Kilowatts								
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$2,100	
	Fuel Storage								
	Main Tank	100%			2043	**	5	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : 275 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	85%			2028	\$827,300	10	\$43,200	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	7%			2028	\$68,100	10	\$3,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Boiler Rooms								
	HID	4%			2028	\$5,800	10	\$100	
	Incandescent	2%			2023	\$19,500	2		
	LED	2%			2036	**			
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Kitchen And Cafeteria								
	Egress Lighting								
	Emergency, Service	50%			2033	**	1		
	Exit, Service	50%			2033	**	1		
	Exterior Lighting								
	HID	30%			2028	\$67,100	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2028	\$53,700	1	\$6,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : CCTV Surveillance Camera System								

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

Asset # : 1959

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2036

**

1-3

\$34,200

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

Location : Throughout The Building

Explanation : Strobe Lights, Smoke Detectors And Horns And Alarm Bells

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

Heating

Energy Source

Fuel Oil No 2

100%

2048

**

5

\$17,200

Conversion Equipment

Hot Water Boiler

100%

2041

**

1

\$27,400

Recent Repair Evident, Extent : Light, Area Affected : 20%

Location : Boiler Room

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

Location : 1st Floor

Explanation : 6 Seperate Boiler Rooms Each With 1 Boiler For Heating. Center Boiler Room Has Hot Water Boiler For Domestic Hot Water

Distribution

Hot Wtr Piping/Pump

75%

2036

**

4

\$2,100

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

Location : Boiler Room

Hot Wtr Piping/Pump

25%

2036

**

4

\$700

Terminal Devices

Air Handler

10%

2028

\$78,000

1

\$3,400

Convactor/Radiator

90%

2033

**

1

\$16,100

Air Conditioning

Energy Source

Electricity

100%

2044

**

1

Conversion Equipment

Split Unit

10%

2033

**

Window/Wall Unit

20%

2022

\$23,100

1

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$30,900

Exhaust Fans

Roof

100%

2036

**

2

\$1,700

Plumbing

H/C Water Piping

Galvanized Steel

100%

2033

**

1

HW Heat Exchanger

Steam Fired

100%

2028

\$88,300

4

\$5,500

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Fire Suppression									
	Sprinkler								
	Generic	100%			2048	* *	1-2	\$15,500	
	Chemical System								
	Dry	10%			2023	\$2,800	1-3	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Kitchen Hood							
	No Component	90%							

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : COMMONWEALTH AVENUE SRO
Address : 1150 COMMONWEALTH AVENUE
Borough : BRONX **Agency's Number** : SR05
Program / Asset # : DHS0078.000 / 4450 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 73,771 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 3752 **Lot** : 13 **BIN** : 2088552

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$757,600	\$122,800
Interior Architecture	\$210,000	\$830,400
Mechanical	\$180,600	\$210,000
Total	\$1,148,300	\$1,163,200
Importance Code A	\$757,600	\$122,800
Importance Code B	\$333,900	\$1,003,000
Importance Code C	\$56,700	\$37,300
Total	\$1,148,300	\$1,163,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,600			\$14,400
Interior Architecture			\$13,100	\$1,400
Electrical	\$5,700	\$9,600	\$5,700	\$8,400
Mechanical	\$33,300	\$8,400	\$15,900	\$31,400
Site Enclosure	\$400			
Site Pavements	\$15,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$67,700	\$25,900	\$42,600	\$63,500
Importance Code A	\$8,200	\$3,600	\$3,600	\$18,200
Importance Code B	\$59,000	\$22,200	\$38,900	\$45,300
Importance Code C	\$400			
Total	\$67,700	\$25,900	\$42,600	\$63,500



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

DEPT. OF HOMELESS SERVICES - 071
COMMONWEALTH AVENUE SRO
Asset # : 4450

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	**	5	\$122,800	
	Window Wall	5%			2050	**	5	\$24,200	
Windows									
	Aluminum	95%			2046	**	5	\$17,900	
	Glass Block	5%			LIFE	**	5	\$600	
Parapets									
	Concrete Masonry Unit	45%			LIFE	**	5	\$12,200	
	Masonry: Brick	50%			LIFE	**	5	\$12,000	
	Metal Panel	5%			2050	**	5	\$4,600	
Roof									
	Modified Bitumen	100%	Now	\$757,600	2040	**			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Various Rooms On Fourth Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Soffits									
	Metal, Corrugated	100%	Now	\$4,600	2060	**	1		
	Corrosion/Rusting, Extent : Severe, Area Affected : 35%								
	Location : Main Entrance								
	Staining/Discoloring, Extent : Light, Area Affected : 50%								
	Location : Main Entrance								
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$24,200	
	Paint Peeling, Extent : Light, Area Affected : 10%								
	Location : Pump Room In Basement								
	Ceramic Tile	5%			2039	**	5	\$5,500	
	Vinyl Tile	75%			2030	\$751,700	3	\$31,100	
	Vinyl Tile	10%	4+	\$100,200	2040	**	3	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : 1st Floor Multipurpose Room And Kitchen								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : 1st Floor Multipurpose Room And Kitchen								
Interior Walls									
	Concrete Masonry Unit	25%	Now	\$56,700	LIFE	**	5	\$9,600	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : West Side, 4th Floor Apartments								
	Glass: Single Pane	10%			LIFE	**	5	\$7,200	
	Gypsum Board	65%			LIFE	**	5	\$37,300	

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

DEPT. OF HOMELESS SERVICES - 071
COMMONWEALTH AVENUE SRO
Asset # : 4450

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 Concrete	70%	Now	\$53,100	LIFE	* *	5	\$12,100	
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Various Rooms On Fourth Floor					
	Gypsum Board	30%			LIFE	* *	5	\$41,400	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2040	* *			
	Free Standing Walls								
	Cast in Place Concrete	100%	0-2	\$400	2050	* *			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 10%					
				Location : North Patio					
	Retaining Walls								
	Cast in Place Concrete	100%			2065	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$300	2043	* *			
				Misaligned/Bulging, Extent : Moderate, Area Affected : 5%					
				Location : West Side At Tree Pits					
	On-Site Walkways								
	Cast in Place Concrete	100%			2043	* *			
	Parking/Driveway								
	Asphalt	100%			2033	* *			
	Activity Yard								
	Cast in Place Concrete	100%	Now	\$15,500	2035	* *			
				Sinking/Subsiding, Extent : Severe, Area Affected : 20%					
				Location : North Patio					
				Other Observation, Extent : Severe, Area Affected : 40%					
				Location : North Patio					
				Explanation : Has Been Closed Off Due To Hazard					

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Four 600 Ampere Main Disconnect Switches							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2040	* *	5	\$300	
Raceway									
	Conduit	100%			2040	* *	1		

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

DEPT. OF HOMELESS SERVICES - 071
COMMONWEALTH AVENUE SRO
Asset # : 4450

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2038	**	5	\$200	
	Molded Case Bkrs	90%			2038	**	5	\$1,700	
Wiring									
	Thermoplastic	100%			2040	**	1		
Motor Controllers									
	Locally Mounted	100%			2035	**	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2035	**	1	\$22,700	
Generators									
	Diesel	100%			2033	**	1	\$28,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 125 Kilowatts									
Batteries									
	Lead/Acid	100%			2023	\$1,600	5	\$2,700	
Fuel Storage									
	Main Tank	100%			2045	**	5	\$2,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 175 Gallons									
Lighting									
Interior Lighting									
	LED	100%			2035	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building									
Explanation : LED System Installed In 2015.									
Egress Lighting									
	Emergency, Service	60%			2030	\$23,200	1		
	Exit, Service	40%			2035	**	1		
Exterior Lighting									
	LED	50%			2035	**			
	No Component	50%							
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2045	**	5	\$2,200	
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2040	**	1	\$5,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building									
Explanation : New System Installed In 2019									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
COMMONWEALTH AVENUE SRO
Asset # : 4450

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

Alarm

Fire/Smoke Detection

No Component 50%

Under Construction 50%

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

Heating

Energy Source

Natural Gas 100% 2050 * * 1

Conversion Equipment

Hot Water Boiler 100% 2035 * * 1 \$36,500

*Other Observation, Extent : Light, Area Affected : 70%**Location : Boiler Room**Explanation : Two Units Which Also Supply Domestic Hot Water*

Distribution

Hot Wtr Piping/Pump 100% 2038 * * 4 \$5,500

Terminal Devices

Air Handler 10% 2025 \$103,700 1 \$4,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Four Units On The Roof**Explanation : Units Provide Fresh Air To Corridors, Heating Component Is Abandoned In Place.*

Convactor/Radiator 90% 2035 * * 1 \$21,400

Air Conditioning

Energy Source

Electricity 100% 2046 * * 1

Conversion Equipment

Split Unit 10% 2030 \$157,500

Window/Wall Unit 50% 2025 \$76,900 1

No Component 40%

Ventilation

Distribution

Ductwork/Diffusers 100% LIFE * * 2-5 \$41,100

*Insul. Deteriorating, Extent : Severe, Area Affected : 40%**Location : Roof*

Exhaust Fans

Interior 20% 2030 \$52,500 2 \$500

Roof 80% Now \$9,800 2035 * * 2 \$1,400

*Broken, Extent : Moderate, Area Affected : 10%**Location : 11 Of 93 Toilet Exhaust Fans On Roof*

Plumbing

H/C Water Piping

Galvanized Steel 100% 2035 * * 1

HW Heat Exchanger

Not Accessible 100%

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

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

DEPT. OF HOMELESS SERVICES - 071
COMMONWEALTH AVENUE SRO
Asset # : 4450

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$10,800	LIFE	* *	1		
		Broken, Extent : Severe, Area Affected : 10%							
		Location : 1st Floor Sanitary Pipe							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$11,200	4	\$2,300	
	Sewage Ejector(s)								
	Electric	100%			2025	\$21,200	4	\$2,900	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$4,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To The 4th Floor							
		Explanation : Two Units.							
Fire Suppression									
	Sprinkler								
	Generic	100%			2050	* *	1-2	\$20,700	
	Chemical System								
	Generic	100%			2028	\$27,900	1-3	\$4,000	

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$308,900	
Interior Architecture	\$197,200	\$41,300
Electrical		\$216,100
Mechanical		\$47,600
Total	\$506,200	\$305,000
Importance Code A	\$308,900	
Importance Code B	\$197,200	\$305,000
Total	\$506,200	\$305,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$13,100			
Interior Architecture	\$92,000			\$4,500
Electrical	\$1,500	\$1,100	\$1,500	\$1,100
Mechanical	\$10,700	\$4,100	\$3,900	\$6,200
Site Enclosure	\$300			
Total	\$117,600	\$5,200	\$5,400	\$11,800
Importance Code A	\$16,000	\$2,800	\$2,800	\$2,800
Importance Code B	\$45,500	\$2,300	\$2,600	\$7,800
Importance Code C	\$56,200			\$1,100
Total	\$117,600	\$5,200	\$5,400	\$11,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$65,200	LIFE	**	5	\$20,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$13,100	LIFE	**	5	\$1,700	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	50%	0-2	\$69,600	2036	**	5	\$28,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Windows								
Aluminum	100%	Now	\$50,900	2047	**	5	\$5,700	
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	Now	\$123,200	LIFE	**	5	\$6,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : East Side, Interior Face							
	Explanation : Stucco On Brick							
Metal Panel	10%			2051	**	5	\$2,900	
Roof								
Modified Bitumen	95%			2036	**	10	\$14,400	
Skylight, Metal/Glass	5%			2051	**	10	\$2,500	
Soffits								
Stucco Cement	100%			2036	**	5	\$100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,100	
Ceramic Tile	10%	Now	\$8,600	2034	**	5	\$2,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Mosaic Tile	5%	Now	\$6,600	2036	**	5	\$2,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Marble Panels	10%	Now	\$64,000	LIFE	**	5	\$3,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Stair Treads							
Vinyl Tile	65%	Now	\$97,600	2036	**	3	\$10,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2040	* *	5	\$2,200		
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,800		
Gypsum Board	65%			LIFE	* *	5-10	\$49,700		
Masonry: Fieldstone	10%	Now	\$16,100	LIFE	* *				
Other Observation, Extent : Light, Area Affected : 15%									
Location : Throughout Basement									
Explanation : Open Joints									
Marble Panels	2%	Now	\$3,800	LIFE	* *				
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Plaster	13%			LIFE	* *	5-10	\$5,000		
Ceilings									
Gypsum Board	80%	Now	\$35,700	LIFE	* *	5	\$41,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Plaster	20%	Now	\$11,600	LIFE	* *	5	\$5,200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
Chain Link	100%			2041	* *				
Retaining Walls									
Cast in Place Concrete	100%	0-2	\$300	2051	* *				
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2036	* *				
On-Site Walkways									
Cast in Place Concrete	100%			2036	* *				

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2041	* *	5	\$100		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
Raceway									
Conduit	100%			2041	* *	1			

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2039	**	5	\$800	
Wiring								
Thermoplastic	100%			2041	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Incandescent	20%			2026	\$100,600	2	\$100	
LED	80%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$3,500	
Exit, Battery	50%			2036	**	10	\$1,000	
Exterior Lighting								
HID	100%			2031	\$115,500	10	\$100	
Alarm								
Security System								
Generic	100%			2039	**	1	\$10,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : CCTV Surveillance System</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
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%			2041	**	5	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : One 3,500 Gallon Oil Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2051	**	1	\$28,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : One Steam Boiler</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2041	**	4	\$1,400	
Terminal Devices								
Convactor/Radiator	100%	Now	\$7,700	2036	**	1	\$8,300	
<i>Broken, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations Throughout</i>								
Air Conditioning								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2029	\$6,000	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Roof	100%			2031	\$47,600	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2041	* *	1		
	Galvanized Steel	90%			2036	* *	1		
	Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
	Location : Basement								
	HW Heat Exchanger								
	Steam Fired	100%			2057	* *	4	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Coils Located In Boiler								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$1,800	
Fixtures									
	Generic	100%							

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : E.119 STREET VETERANS RESIDENCE
Address : 22 EAST 119TH STREET BTWN MADISON AVE. - 5TH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0059.000 / 2594 **Yr Built/Renovated** : 1992 / 2005
Area Sq Ft : 66,490 **Project Type** : HOMELESS SERVICES
Date of Survey : 29-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,6,PH
Block : 1745 **Lot** : 5 **BIN** : 1076434

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$93,000	\$119,000
Interior Architecture	\$160,100	\$79,200
Electrical	\$36,600	\$361,100
Mechanical	\$141,100	\$249,800
Total	\$430,800	\$809,200
Importance Code A	\$93,000	\$119,000
Importance Code B	\$337,800	\$654,300
Importance Code C		\$35,900
Total	\$430,800	\$809,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$54,900			
Interior Architecture	\$80,500			\$11,000
Electrical	\$17,000	\$7,100	\$7,700	\$7,400
Mechanical	\$11,200	\$19,300	\$20,000	\$9,400
Site Pavements	\$8,700			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$184,200	\$38,300	\$39,500	\$39,600
Importance Code A	\$58,200	\$3,400	\$3,300	\$3,300
Importance Code B	\$84,400	\$34,900	\$36,300	\$36,300
Importance Code C	\$41,600			
Total	\$184,200	\$38,300	\$39,500	\$39,600



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
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	4+	\$47,200	LIFE	**	5	\$73,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Penthouse							
		Efflorescence, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Window Wall	25%			2048	**	5	\$91,600	
		Glazing Clouded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Windows									
	Aluminum	95%	0-2	\$15,000	2044	**	5	\$8,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : First Floor, Under Construction							
		Glazing Clouded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Louvers	5%			2037	**	10	\$5,500	
Parapets									
	Concrete Masonry Unit	44%			LIFE	**	5	\$2,200	
	Masonry: Brick	49%	0-2	\$26,800	LIFE	**	5	\$2,200	
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : West End Over Room 601 And 605							
	Metal Panel	5%	2-4	\$400	2038	**	5	\$400	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Metal Rail	2%			2041	**	5-10	\$1,600	
Roof									
	Modified Bitumen	100%	Now	\$12,700	2033	**			
		Patching Evident, Extent : Moderate, Area Affected : 2%							
		Location : Upper Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 2%							
		Location : Lower Roof							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Lower Roof							
Soffits									
	Stucco Cement	100%			2041	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPT. OF HOMELESS SERVICES - 071
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$21,700	
	Sheet Vinyl/Rubber	1%	Now	\$31,400	2038	**	5	\$700	
		Adhesion Failure, Extent : Severe, Area Affected : 50%							
		Location : Elevators							
		Misaligned/Bulging, Extent : Severe, Area Affected : 50%							
		Location : Elevators							
		Seams Open/Split, Extent : Moderate, Area Affected : 25%							
		Location : Elevators							
	Vinyl Tile	89%	2-4	\$160,100	2033	**	3	\$33,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Various Locations Throughout							
		Loose Units, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$15,200	LIFE	**	5	\$5,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Basement Storage And Electrical Room							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Basement Storage And Electric Room							
	Glass Block	3%			LIFE	**			
	Glass: Single Pane	12%			LIFE	**	5	\$7,700	
	Gypsum Board	70%	Now	\$26,500	LIFE	**	5	\$35,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Room 601 And 605, 1st Floor Dining Room							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Room 601 And 605, 1st Floor Dining Room, Laundry Rooms							
Ceilings									
	Exposed Concrete	65%			LIFE	**	5	\$10,100	
	Gypsum Board	35%	Now	\$7,500	LIFE	**	5	\$43,400	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : 6th Floor Rec Rooms							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : 6th Floor Rec Rooms							
Site Enclosure									
Fence/Gates									
	Chain Link	85%			2048	**			
	Iron Picket	15%			2048	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 25%							
		Location : Rear Parking Lot/ Activity Yard							
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			
Site Pavements									

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DEPT. OF HOMELESS SERVICES - 071
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$2,000	2041		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Rear							
On-Site Walkways									
	Cast in Place Concrete	50%			2041		* *		
	Pavers/Stone	50%			2037		* *		
Parking/Driveway									
	Asphalt	100%			2037		* *		
Activity Yard									
	Cast in Place Concrete	75%	Now	\$6,700	2041		* *		
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Rear Yard							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
		Location : Rear Yard							
		Tripping Hazard, Extent : Moderate, Area Affected : 10%							
		Location : Rear Yard							
	Pavers/Stone	25%			2037		* *		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2048	* *	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 800 Amperes Main Disconnect Switch							
Fused Disc Sw	25%			2048	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 3- 800 Ampere Disconnect Switches, 2- 400 Ampere Disconnect Switches							
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Electrical Room							
	Explanation : Drip Shield Above Switchboard Drains Water Onto Floor Of Electrical Room							
Raceway								
Conduit	100%			2048	* *	1		
Panelboards								
Fused Disc Sw	15%			2044	* *	5	\$200	
Molded Case Bkrs	85%			2044	* *	5	\$1,500	
Wiring								
Thermoplastic	100%			2048	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	\$400	

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DEPT. OF HOMELESS SERVICES - 071
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	**	1	\$20,500	
	Generators								
	Diesel	100%			2037	**	1	\$25,800	
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$2,500	
	Fuel Storage								
	Main Tank	100%			2056	**	5	\$2,000	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2033	**	10	\$24,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	20%			2033	**	10	\$12,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	40%			2036	**			
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Service	60%			2033	**	1		
	Exit, Service	40%			2033	**	1		
	Exterior Lighting								
	HID	25%			2028	\$67,000	10	\$100	
	LED	5%			2036	**			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	90%	4+	\$6,800	2068	**	5	\$900	
		Other Observation, Extent : Moderate, Area Affected : 90%							
		Location : Roof Perimeter							
		Explanation : Air-terminations Missing							
	Generic	10%			2056	**	5	\$200	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2033	**	1	\$7,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : CCTV Surveillance Camera System							
	Fire/Smoke Detection								
	No Component	60%							
	Generic, Analog	40%			2028	\$294,100	1-3	\$16,900	

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

DEPT. OF HOMELESS SERVICES - 071
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	**	1		
	Conversion Equipment								
	Furnace	20%			2028	\$31,300	1	\$6,600	
	Hot Water Boiler	80%			2045	**	1	\$26,300	
	Recent Replace Evident, Extent : Light, Area Affected : 40%								
	Location : Boiler Room								
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	**	4	\$3,300	
	Terminal Devices								
	Convactor/Radiator	100%			2033	**	1	\$21,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%			2028	\$107,700	2	\$800	
	Window/Wall Unit	60%			2023	\$83,100	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,100	
	Exhaust Fans								
	Interior	10%			2028	\$23,700	2	\$200	
	Roof	90%			2028	\$99,300	2	\$1,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	**	1		
	HW Heat Exchanger								
	HTHW/HW	50%			2054	**			
	HTHW/HW	50%	Now	\$58,000	2058	**			
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Boiler Room								
	Explanation : Coils In Broken Boiler Not Working								
	Sanitary Piping								
	Under Construction	100%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : Entire Facility Undergoing A Sewer System Replacement								
	Storm Drain Piping								
	Under Construction	100%							
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$10,100	4	\$1,400	
	Sewage Ejector(s)								
	Electric	100%			2028	\$19,100	4	\$2,600	

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

DEPT. OF HOMELESS SERVICES - 071
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2033	* *	1	\$2,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Only On Sprinkler And Standpipe Service								
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : C-6								
	Explanation : Two Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2038	* *	1-5	\$33,500	
	Sprinkler								
	Generic	100%			2038	* *	1-2	\$18,600	
	Fire Pump								
	Generic	100%			2031	\$42,800	1	\$12,400	

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 02-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6
Block : 372 **Lot** : 14 **BIN** : 1004357

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$125,800	\$44,200
Interior Architecture	\$151,900	\$328,600
Electrical		\$885,700
Mechanical	\$87,600	\$846,900
Total	\$365,300	\$2,105,400
Importance Code A	\$125,800	\$44,200
Importance Code B	\$239,500	\$2,061,200
Total	\$365,300	\$2,105,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$34,000			
Interior Architecture	\$46,900	\$1,700		\$4,500
Electrical	\$6,600	\$4,500	\$4,700	\$3,900
Mechanical	\$26,600	\$4,700	\$36,200	\$5,200
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$120,000	\$16,800	\$46,900	\$19,600
Importance Code A	\$35,400	\$1,400	\$1,500	\$1,400
Importance Code B	\$62,800	\$13,600	\$45,400	\$18,200
Importance Code C	\$21,700	\$1,700		
Total	\$120,000	\$16,800	\$46,900	\$19,600



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$44,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : East Facade							
	Explanation : Stucco On Brick							
Pre-Cast Concrete	3%			LIFE	**	5	\$4,400	
Windows								
Aluminum	100%	4+	\$125,800	2045	**	5	\$7,000	
	Air Infiltration, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	4+	\$13,700	LIFE	**	5	\$4,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : All Roofs							
Pre-Cast Concrete	10%	4+	\$3,800	LIFE	**	5	\$3,100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Coping							
	Open Joints, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Roof								
Modified Bitumen	80%	4+	\$15,000	2034	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : High Roof							
Panel/Paver: Cer/Brk	20%	4+	\$1,600	2039	**			
	Vegetation Growth, Extent : Moderate, Area Affected : 40%							
	Location : Lower Roof							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	
Ceramic Tile	5%	4+	\$4,400	2038	**	5	\$1,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Toilet Rooms							
Quarry Tile	5%			2042	**	5	\$3,200	
Vinyl Tile	85%	4+	\$65,700	2029	\$328,600	3	\$13,600	
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : Corridors And Some Offices							

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

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

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

Interior

Interior Walls

Ceramic Tile	5%			2038	**	5		\$3,400	
Concrete Masonry Unit	10%			LIFE	**	5		\$2,800	
Gypsum Board	65%	4+		\$9,900	LIFE	**	5	\$26,900	

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

Location : Corridors

Plaster	20%	4+		\$11,800	LIFE	**	5	\$4,100	
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Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%

Location : Corridors

Ceilings

AcousTileSusp.Lay-In	90%			2042	**	5		\$38,300	
Exposed Concrete	7%			LIFE	**	5		\$500	
Exposed Struc: Steel	3%	Now		\$86,200	LIFE	**			

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

Location : Electrical Room Basement

Explanation : Corroded Corrugated Metal Underside Of Slab

Site Pavements

Public Sidewalk

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

Cast in Place Concrete	100%			2034	**				
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Other Observation, Extent : Light, Area Affected : 100%

Location : Rear Of Building

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

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes

Switchgear / Switchboard

Fused Disc Sw	25%			2039	**	5			
Molded Case Bkrs	75%			2039	**	5		\$600	

Raceway

Conduit	100%			2039	**	1			
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Panelboards

Fused Disc Sw	10%			2037	**	5		\$100	
Molded Case Bkrs	90%			2037	**	5		\$700	

Wiring

Thermoplastic	100%			2039	**	1			
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Motor Controllers

Locally Mounted	100%			2027		\$59,900	5	\$200	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	**	1	\$8,900	
	Generators								
	Diesel	100%			2032	**	1	\$11,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement / Generator Room								
	Explanation : Emergency Generator Rated At 125 Kilowatts								
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$1,100	
	Fuel Storage								
	Main Tank	100%			2044	**	5	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 275 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	98%			2029	\$496,500	10	\$25,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	2%			2029	\$10,100	10	\$500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Storage Room								
	Egress Lighting								
	Emergency, Service	50%			2029	\$7,600	1		
	Exit, Service	50%			2029	\$5,100	1		
	Exterior Lighting								
	Fluorescent	20%			2029	\$19,800	10	\$500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Front Of The Building								
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$28,000	1	\$3,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways, Roof And Front Of The Building								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2029	\$319,200	1-3	\$17,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Manual Pull Station, Strobe Lights And Smoke Detectors								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2039	* *	1		
Conversion Equipment	Hot Water Boiler	100%			2034	* *	1	\$14,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 2 Units									
Distribution	Hot Wtr Piping/Pump	100%			2028	\$45,000	4	\$1,400	
Terminal Devices	Air Handler	40%			2029	\$162,400	1	\$7,100	
	Convactor/Radiator	50%			2027	\$77,300	1	\$4,700	
	Fan Coil Unit/Heat	10%			2029	\$43,200	1	\$900	
Air Conditioning									
Energy Source	Electricity	100%			2037	* *	1		
Conversion Equipment	Int Pkg Unit - Heating/Cooling	70%			2027	\$429,700	2	\$1,200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : 7 Units, Each Floor Has Separate Package Unit									
Window/Wall Unit	No Component	10%			2024	\$6,000	1		
		20%							
Heat Rejection	Water Cooling Tower	100%	0-2	\$17,500	2023	\$87,600	2	\$23,200	
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Roof									
Damaged, Extent : Moderate, Area Affected : 10%									
Location : Roof									
Leak Evident, Extent : Moderate, Area Affected : 25%									
Location : Roof									
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,100	
Exhaust Fans	Interior	50%			2029	\$51,300	2	\$400	
	No Component	50%							
Plumbing									
H/C Water Piping	Brass/Copper	70%			2039	* *	1		
	Galvanized Steel	30%			2027	\$38,000	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%	0-2	\$5,300	2024	\$17,600	2	\$300	
				Corroded, Extent : Moderate, Area Affected : 50%					
				Location : Storage Tank, Boiler Room					
				Leak Evident, Extent : Moderate, Area Affected : 20%					
				Location : Storage Tank, Boiler Room					
				On Extended Life, Extent : Moderate, Area Affected : 50%					
				Location : Storage Tank, Boiler Room					
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2029	\$8,300	4	\$1,100	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 6th Floor					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	* *	1-2	\$8,100	
Fire Pump									
	Generic	100%			2032	* *	1	\$5,400	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : EAST NEW YORK AVENUE SRO
Address : 1381 EAST NEW YORK AVE. @ SARATOGA AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0058.000 / 51 **Yr Built/Renovated** : 1990 / 2010
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 23-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 1472 **Lot** : 1 **BIN** : 3319475

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$337,700	\$959,500
Interior Architecture		\$104,400
Electrical	\$301,900	\$733,600
Mechanical	\$89,900	\$524,500
Site Pavements		\$39,600
Total	\$729,500	\$2,361,600
Importance Code A	\$337,700	\$1,382,600
Importance Code B	\$391,800	\$939,300
Importance Code C		\$39,600
Total	\$729,500	\$2,361,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,000	\$34,200		
Interior Architecture	\$20,200			\$9,700
Electrical	\$25,100	\$6,600	\$6,000	\$7,100
Mechanical	\$69,500	\$6,500	\$14,900	\$6,500
Site Pavements	\$13,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$138,600	\$55,200	\$28,800	\$31,200
Importance Code A	\$24,900	\$37,300	\$3,000	\$3,000
Importance Code B	\$99,800	\$17,900	\$25,700	\$28,200
Importance Code C	\$13,900			
Total	\$138,600	\$55,200	\$28,800	\$31,200



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	75%			LIFE	**	5	\$66,600		
Metal Panel	5%			2048	**	5-10	\$30,500		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Rooftop Window Atrium Bulkheads									
Explanation : Metal Cladding									
Weathering Steel	5%			LIFE	**	1			
Other Observation, Extent : Light, Area Affected : 100%									
Location : At All Windows And Window Walls									
Explanation : Exposed Steel Window Lintels And Surrounds									
Window Wall	15%			2048	**	5	\$50,000		
Windows									
Aluminum	100%	Now	\$258,700	2036	**	5	\$9,600		
Air Infiltration, Extent : Light, Area Affected : 30%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Explanation : Windows Unable To Close									
Parapets									
Concrete Masonry Unit	45%			LIFE	**	5	\$2,300		
Masonry: Brick	45%			LIFE	**	5	\$2,000		
Metal Panel	10%			2048	**	5	\$1,700		
Roof									
IRMA/Protected Membrane	15%	4+	\$2,000	2028		\$102,400			
Vegetation Growth, Extent : Light, Area Affected : 5%									
Location : 4th Floor Balcony									
Modified Bitumen	85%	4+	\$79,000	2028		\$790,400			
Alligatoring, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Drains Clogged, Extent : Moderate, Area Affected : 20%									
Location : Throghout									
Ponding, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	15%			LIFE	**	5	\$34,000		
Ceramic Tile	5%			2037	**	5	\$5,200		
Quarry Tile	5%			2041	**	5	\$7,800		
Vinyl Tile	75%	Now	\$14,100	2033	**	3	\$29,100		
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									

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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	5%			2037	* *	5	\$7,100	
	Concrete Masonry Unit	60%			LIFE	* *	5	\$33,900	
	Glass: Single Pane	10%			LIFE	* *	5	\$10,600	
	Gypsum Board	25%			LIFE	* *	5	\$21,200	
	Ceilings								
	Exposed Concrete	20%			LIFE	* *	5	\$3,300	
	Gypsum Board	80%			LIFE	* *	5	\$104,400	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2048	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2063	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$3,500	2033	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Sidewalk By Driveway Entrance								
	Tripping Hazard, Extent : Light, Area Affected : 5%								
	Location : Two Locations At Front Of Building								
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$2,400	2033	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Garden At Rear Of Building								
	Sinking/Subsiding, Extent : Light, Area Affected : 10%								
	Location : Garden At Rear Of Building								
	Parking/Driveway								
	Asphalt	100%	Now	\$7,900	2031	\$39,600			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 15%								
	Location : Bottom Of Driveway								
	Sinking/Subsiding, Extent : Moderate, Area Affected : 15%								
	Location : Bottom Of Driveway								

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2038	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Switches Rated At 800 Amperes Each							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2038	* *	5	\$300	

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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2038	**	1		
	Panelboards								
	Molded Case Bkrs	75%			2036	**	5	\$1,200	
	Molded Case Bkrs	25%	Now	\$18,000	2053	**	5	\$200	
	Enclosure Corroded, Extent : Severe, Area Affected : 2% Location : Roof								
	Wiring								
	Thermoplastic	100%			2038	**	1		
	Motor Controllers								
	Locally Mounted	100%			2033	**	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2033	**	1	\$18,800	
	Generators								
	Not Accessible	100%							
	Batteries								
	Not Accessible	100%							
	Fuel Storage								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2033	**	10	\$33,600	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps								
	Fluorescent	40%			2033	**	10	\$22,400	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps								
	Egress Lighting								
	Emergency, Service	50%			2028	\$16,000	1		
	Exit, Service	50%			2028	\$10,900	1		
	Exterior Lighting								
	HID	100%			2023	\$245,900	10	\$200	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2028	\$59,100	1	\$6,800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways Explanation : CCTV Surveillance Camera System								

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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2028

\$674,500

1-3

\$38,700

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

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

Heating

Energy Source

Natural Gas

90%

4+

\$2,600

2038

* *

1

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Roof*

Natural Gas

10%

2048

* *

1

Conversion Equipment

Furnace

10%

Now

\$14,400

2038

* *

1

\$2,700

*Broken, Extent : Moderate, Area Affected : 75%**Location : 3 Units On The Roof Not Operating**Damaged, Extent : Moderate, Area Affected : 50%**Location : Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 4 Units*

Hot Water Boiler

90%

0-2

\$8,500

2026

\$423,200

1

\$24,400

*Corroded, Extent : Moderate, Area Affected : 2%**Location : Both Boilers**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2036

* *

4

\$3,000

Terminal Devices

Convactor/Radiator

100%

2033

* *

1

\$19,700

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	2%			2033	**	2	\$100	
		Other Observation, Extent : Light, Area Affected : 5% Location : 1st Floor Explanation : For Elevator Machinery Room							
	Split Unit	3%			2023	\$39,100			
		Other Observation, Extent : Light, Area Affected : 10% Location : 1st Floor Explanation : Office Area							
	Window/Wall Unit	40%			2023	\$50,800	1		
	No Component	55%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,000	
	Exhaust Fans								
	Roof	100%	Now	\$30,400	2028	\$101,300	2	\$1,500	
		Broken, Extent : Moderate, Area Affected : 30% Location : Roof Malfunctioning, Extent : Moderate, Area Affected : 30% Location : Roof Noisy/Vibrating, Extent : Moderate, Area Affected : 30% Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%	Now	\$9,100	2038	**	1		
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : Booster Pump							
	Galvanized Steel	60%			2033	**	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$9,300	4	\$1,300	
		Recent Repair Evident, Extent : Light, Area Affected : 50% Location : Basement							
	Backflow Preventer								
	Generic	100%			2028	\$15,500	1	\$3,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 4th Floor Explanation : Two Units							

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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	Generic	100%		2038	* *	1-2	\$17,100	

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 08-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 3583 **Lot** : 6 **BIN** : 3082035

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$427,500	\$54,900
Interior Architecture	\$191,300	\$173,500
Electrical	\$843,200	\$137,300
Mechanical		\$538,300
Total	\$1,462,000	\$903,900
Importance Code A	\$427,500	\$328,100
Importance Code B	\$936,600	\$575,800
Importance Code C	\$97,900	
Total	\$1,462,000	\$903,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,500	\$9,200		\$28,900
Interior Architecture	\$72,900	\$6,000		\$1,700
Electrical	\$1,600	\$4,600	\$4,000	\$8,400
Mechanical	\$8,200	\$25,300	\$6,100	\$49,900
Total	\$87,200	\$45,000	\$10,000	\$88,800
Importance Code A	\$6,200	\$10,900	\$1,800	\$30,700
Importance Code B	\$45,800	\$34,100	\$8,300	\$58,100
Importance Code C	\$35,200			
Total	\$87,200	\$45,000	\$10,000	\$88,800



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%	Now	\$99,200	LIFE	**	5	\$30,800	
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout 4th Floor									
	Pre-Cast Concrete	3%			LIFE	**	5	\$7,500	
	Stucco Cement	57%	Now	\$271,500	2035	**	5	\$54,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 15%									
Location : Inner Courtyard And East Elevation									
Explanation : Graffiti									
Windows									
	Aluminum	100%			2038	**	5	\$18,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$4,500	LIFE	**	5	\$2,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Main Roof									
	Masonry: Brick	40%	Now	\$16,200	LIFE	**	5	\$2,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Masonry: Brick	50%	Now	\$40,600	LIFE	**	5	\$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Inside Face Of Parapet									
Explanation : Cement Stucco On Brick									
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,100	
Roof									
	Modified Bitumen	98%			2035	**	10	\$28,900	
	Skylight, Metal/Glass	2%			2040	**	10	\$2,000	
Soffits									
	Stucco Cement	100%			2035	**	5		

Interior

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DEPT. OF HOMELESS SERVICES - 071

FANNY BARNES

Asset # : 4455

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	5%	Now	\$1,500	LIFE	**	5	\$5,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Ceramic Tile	5%	Now	\$2,700	2039	**	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Various Bathrooms							
	Quarry Tile	15%			2043	**	5	\$11,900	
	Vinyl Tile	25%	Now	\$6,000	2030	\$120,400	3	\$5,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Conference Room Areas							
	Wood	50%	Now	\$93,400	2045	**	5	\$24,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	20%	Now	\$52,800	2039	**	5	\$9,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Glass: Single Pane	3%			LIFE	**	5	\$2,000	
	Gypsum Board	50%	Now	\$19,800	LIFE	**	5	\$26,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Fieldstone	7%	Now	\$45,100	LIFE	**			
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Electrical And Boiler Rooms							
		Explanation : Water Penetration							
	Plaster	20%	Now	\$15,400	LIFE	**	5	\$5,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$4,600	2043	**	5	\$5,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	80%	Now	\$22,900	LIFE	**	5	\$53,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2050	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2050	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2035	**			

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2035

* *

Activity Yard

Cast in Place Concrete

20%

2043

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inner Courtyard**Explanation : Play Area*

Rubber Matting

80%

2030

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inner Courtyard**Explanation : Play Area*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2040

* *

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere And One 200 Ampere Main Disconnect Switch For The House And Day Care*

Switchgear / Switchboard

Fused Disc Sw

100%

2040

* *

5

\$200

Raceway

Conduit

100%

2040

* *

1

Panelboards

Molded Case Bkrs

100%

2038

* *

5

\$1,100

Wiring

Thermoplastic

100%

2040

* *

1

Motor Controllers

Locally Mounted

100%

2035

* *

5

\$300

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Water Main**Explanation : Upgraded 2018*

Lighting

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DEPT. OF HOMELESS SERVICES - 071

FANNY BARNES

Asset # : 4455

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

Lighting

Interior Lighting

Fluorescent

10%

2025

\$62,200

10

\$3,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Apartment Bathrooms And Kitchens**Explanation : T-12 Lamps*

Incandescent

50%

2025

\$311,100

2

\$400

LED

40%

2038

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridors, Stairs And Offices**Explanation : Upgraded 2018*

Egress Lighting

Emergency, Battery

50%

2030

\$25,500

10

\$4,300

Exit, Battery

50%

2030

\$21,600

10

\$1,200

Exterior Lighting

LED

100%

2038

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof And Building Perimeter**Explanation : Upgraded 2018*

Alarm

Security System

Generic

50%

2030

\$68,600

1

\$7,900

*Other Observation, Extent : Light, Area Affected : 50%**Location : Indoor And Outdoors**Explanation : CCTV System*

Generic

50%

2030

\$68,600

1

\$7,900

*Other Observation, Extent : Light, Area Affected : 50%**Location : Main Office**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

Now

\$469,900

2040

* *

1-3

\$23,800

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Main Office**Other Observation, Extent : Light, Area Affected : 100%**Location : Main Office**Explanation : The Building Is Currently Under Fire Watch. Fire Alarm System Is Scheduled To Be Upgraded.*

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2028	\$273,200	1	\$17,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 4 Units, Multi Temp								
	Distribution								
	Hot Wtr Piping/Pump	100%			2046	* *	4	\$2,600	
	Recent Replace Evident, Extent : Light, Area Affected : 20%								
	Location : House Pump In Basement.								
	Terminal Devices								
	Convactor/Radiator	100%			2035	* *	1	\$11,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	20%			2028	\$265,100	2	\$400	
	Window/Wall Unit	15%			2025	\$11,100	1		
	No Component	65%							
	Heat Rejection								
	Air Cooled Condenser Unit	20%			2030	\$5,000	2	\$4,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$9,900	
	No Component	50%							
	Exhaust Fans								
	Roof	100%			2035	* *	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2035	* *	1		
	Water Heater								
	Gas Fired	100%	0-2	\$1,100	2023	\$21,600	2	\$400	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Faulty Pilot In Boiler Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit Multi Temp								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 2%								
	Location : Occasional Back Ups At House Trap In Basement.								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2025	\$6,500	4	\$900	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2030	\$12,200	4	\$2,500	
	Backflow Preventer								
	Generic	6%	4+	\$500	2030	\$500	1	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Corrosion At Piping							
	Generic	94%			2030	\$8,500	1	\$2,000	
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2050	* *	1-2	\$1,000	
	Chemical System								
	Generic	98%			2025	\$27,300	1-3	\$4,000	
	Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : FLATLANDS FAMILY RESIDENCE
Address : 10875 AVENUE D @ LINDEN BLVD.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0053.000 / 1949 **Yr Built/Renovated** : 1989 / 2010
Area Sq Ft : 68,625 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3871 **Lot** : 101 **BIN** : 3332519

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$216,000	\$88,800
Interior Architecture		\$194,200
Electrical		\$808,200
Mechanical	\$216,900	\$869,800
Site Pavements		\$130,700
Total	\$432,900	\$2,091,700
Importance Code A	\$216,000	\$88,800
Importance Code B	\$216,900	\$1,862,300
Importance Code C		\$140,600
Total	\$432,900	\$2,091,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,400		\$9,600	
Interior Architecture	\$31,300		\$9,700	
Electrical	\$7,700	\$38,400	\$6,400	\$7,700
Mechanical	\$20,100	\$58,100	\$11,800	\$8,400
Site Pavements	\$6,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$93,000	\$100,400	\$41,500	\$20,000
Importance Code A	\$26,800	\$3,500	\$13,000	\$3,400
Importance Code B	\$58,800	\$96,900	\$28,500	\$16,600
Importance Code C	\$7,400			
Total	\$93,000	\$100,400	\$41,500	\$20,000



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$75,500	
	Masonry: Brick	15%	Now	\$85,800	LIFE	**	5	\$13,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Bulkheads									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Bulkheads									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Bulkheads, Throughout									
Windows									
	Aluminum	100%			2044	**	5	\$19,300	
Parapets									
	Metal: Cage/Fence	100%	4+	\$18,800	2033	**	5	\$14,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
	Metal Panel	30%	4+	\$4,600	2041	**			
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : Pyramid Roof Over Common Space									
	Modified Bitumen	70%	4+	\$130,200	2038	**			
Blisters, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Debris Present, Extent : Moderate, Area Affected : 20%									
Location : Lower One Story Roof Areas									
Ponding, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 15%									
Location : Lower One Story Roof Areas									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Library, Security Office, Child Care Room B									
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$34,000	
	Ceramic Tile	10%			2037	**	5	\$10,400	
	Vinyl Tile	75%			2033	**	3	\$29,100	
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$7,100	
	Concrete Masonry Unit	10%			LIFE	**	5	\$5,700	
	Glass: Single Pane	5%			LIFE	**	5	\$5,300	
	Gypsum Board	75%			LIFE	**	5	\$63,600	
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	Gypsum Board	100%	4+	\$22,600	LIFE	**	5	\$130,500	
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Library, Security Office, Child Care Room B									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%			2048		**		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Property Perimeter								
Explanation : Steel Mesh Type Fence								
Iron Picket	25%			2063		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033		**		
On-Site Walkways								
Cast in Place Concrete	95%			2033		**		
Pavers/Stone	5%			2037		**		
Parking/Driveway								
Asphalt	100%	4+	\$3,800	2031	\$77,000			
Potholes, Extent : Light, Area Affected : 10%								
Location : Parking Lot Area								
Activity Yard								
Asphalt	35%			2037		**		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Side Yard Area								
Explanation : Basketball Court								
Rubber Matting	65%	4+	\$2,700	2028	\$53,700			
Worn/Eroded, Extent : Light, Area Affected : 15%								
Location : Play Ground Areas At Rear Of Building								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038		**	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Switches Rated At 1,200 Amperes And 800 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038		**	\$300	
Raceway								
Conduit	100%			2038		**		
Panelboards								
Fused Disc Sw	2%			2036		**		
Molded Case Bkrs	98%			2036		**	\$1,800	
Wiring								
Thermoplastic	100%			2038		**		
Motor Controllers								
Locally Mounted	100%			2033		**	\$500	

Ground

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

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

Ground

Grounding Devices	
Not Accessible	100%

Lighting

Interior Lighting									
Fluorescent	50%			2033		* *	10	\$31,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : T-8 Lamps</i>									
LED	50%			2033		* *			
Egress Lighting									
Emergency, Battery	50%			2028		\$49,400	10	\$8,300	
Exit, Service	50%			2028		\$12,200	1		
Exterior Lighting									
LED	100%			2033		* *			

Alarm

Security System									
Generic	100%			2033		* *	1	\$25,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : CCTV Surveillance Camera System</i>									
Fire/Smoke Detection									
Generic, Analog	100%			2028		\$758,800	1-3	\$43,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Bells, Smoke Detector, Manual Pull Station</i>									

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

Heating

Energy Source									
Natural Gas	100%			2038		* *	1		
Conversion Equipment									
Hot Water Boiler	100%			2033		* *	1	\$33,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Boiler Room</i>									
<i>Explanation : 2 Units</i>									
Distribution									
Hot Wtr Piping/Pump	100%	4+		\$5,300	2036	* *	4	\$3,400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Pumps In Basement</i>									
Terminal Devices									
Air Handler	60%			2028		\$579,000	1	\$25,500	
Convactor/Radiator	40%			2033		* *	1	\$8,900	

Air Conditioning

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	30%			2023	\$166,700	2	\$1,300	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Units Serve General Areas Only							
		Explanation : Multiple Roof Units							
	Split Unit	10%			2028	\$146,500			
	Window/Wall Unit	20%			2023	\$28,600	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$7,700	
	No Component	80%							
	Exhaust Fans								
	Interior	10%			2028	\$24,400	2	\$200	
	Roof	90%	4+	\$5,100	2028	\$102,500	2	\$1,500	
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$41,900	2	\$1,000	
	Sanitary Piping								
	Cast Iron	100%	Now	\$50,200	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Main Stock Room And Plumbing Room							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$10,500	4	\$1,500	
	Sewage Ejector(s)								
	Electric	100%			2023	\$19,800	4	\$4,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1st To 2nd Floor Community Room							
		Explanation : One Unit							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	Generic	100%		2048	* *	1-2	\$19,200	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 09-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2138 **Lot** : 79 **BIN** : 1063381

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,745,000	\$263,200
Interior Architecture	\$969,000	\$1,700,500
Electrical	\$679,200	\$5,876,000
Mechanical	\$654,200	\$6,644,500
Site Pavements	\$164,600	
Total	\$6,212,000	\$14,484,300
Importance Code A	\$4,205,100	\$1,838,700
Importance Code B	\$1,842,300	\$12,645,500
Importance Code C	\$164,600	
Total	\$6,212,000	\$14,484,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$27,700			\$7,500
Interior Architecture	\$133,000		\$4,700	\$10,100
Electrical	\$24,300	\$29,100	\$25,800	\$21,700
Mechanical	\$67,700	\$64,500	\$168,200	\$67,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$256,500	\$97,500	\$202,600	\$110,300
Importance Code A	\$27,700	\$23,500	\$24,000	\$30,900
Importance Code B	\$227,000	\$74,000	\$178,700	\$79,400
Importance Code C	\$1,900			
Total	\$256,500	\$97,500	\$202,600	\$110,300



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$8,100	LIFE	* *	5	\$33,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Masonry: Brick	51%			LIFE	* *	5	\$68,900	
	Masonry: Brick	12%	Now	\$156,700	LIFE	* *	5	\$16,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : South Facade								
	Diagonal Cracks, Extent : Moderate, Area Affected : 80%								
	Location : West And South Facades								
	Masonry: Limestone	7%	Now	\$55,200	LIFE	* *	5	\$7,100	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Multiple Locations Throughout								
	Metal Panel	10%	Now	\$51,900	2039	* *	5	\$25,300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
	Location : West Facade								
	Deteriorated Finish, Extent : Moderate, Area Affected : 65%								
	Location : West Facade								
	Window Wall	15%			2055	* *	5	\$76,000	
Windows									
	Aluminum	10%			2051	* *	5	\$3,000	
	Steel	75%	Now	\$1,425,200	2054	* *	5	\$140,100	1
	Bent/Warped Elements, Extent : Severe, Area Affected : 30%								
	Location : South Facade And North Facade								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : South Facade And North Facade								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
	Location : South Facade And North Facade								
	Wood	5%			2045	* *	5	\$14,900	
	Wood	10%	Now	\$89,600	2054	* *	5	\$14,900	1
	Deteriorated Finish, Extent : Severe, Area Affected : 20%								
	Location : South Facade								
	Thermally Inefficient, Extent : Severe, Area Affected : 60%								
	Location : South Facade								
	Split/Cracked, Extent : Severe, Area Affected : 20%								
	Location : South Facade								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Cast Stone/Terra Cotta	8%	Now	\$14,900	LIFE	**	5	\$6,900		
	Crazing, Extent : Moderate, Area Affected : 100%								
	Location : North Facade And Throughout								
Masonry: Brick	15%	Now	\$103,400	LIFE	**	5	\$1,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
Masonry: Brick	19%	Now	\$52,400	LIFE	**	5	\$2,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Northwest Corner								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
	Location : South Facade - Leaning In Toward The Roof								
Masonry: Brick	53%			LIFE	**	5	\$5,900		
Metal Panel	5%	Now	\$4,600	2049	**	5	\$1,100		
	Deformed/Dented, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Roof									
Built-Up (BUR)	26%	Now	\$460,900	2039	**				
	Blisters, Extent : Moderate, Area Affected : 35%								
	Location : West And East Ends								
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : West Side.								
	Air/Water Blisters, Extent : Light, Area Affected : 5%								
	Location : North Side, Tar Coating Is Delaminating From The Back Of Parapet Wall								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Over Drill Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : West And East Ends								
	Other Observation, Extent : Light, Area Affected : 15%								
	Location : North Side								
	Explanation : Pitch Pockets Leaking								
Modified Bitumen	74%	Now	\$1,311,800	2039	**				
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : East Side, Two Missing Roof Drain Strainers								
	Water Penetration, Extent : Moderate, Area Affected : 80%								
	Location : Over Drill Floor								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	3%			2030	\$126,800	3	\$14,000		
Cast in Place Concrete	5%			LIFE	**	5	\$33,900		
Ceramic Tile	5%	2-4	\$16,000	2032	**	5	\$7,800		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Sheet Vinyl/Rubber	22%	0-2	\$43,200	2034	**	5	\$51,200		
Adhesion Failure, Extent : Light, Area Affected : 5%									
Location : Main Entrance Lobby Of Armory									
Terrazzo	2%			LIFE	**	5	\$4,800		
Traffic Topping	5%	Now	\$10,300	2029	\$205,300	5	\$9,700		
Cracking/Crumbling, Extent : Light, Area Affected : 100%									
Location : 4th Floor Epoxy With Sand Finish									
Traffic Topping	20%	0-2	\$16,400	2034	**	5	\$38,800		
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Portions Of Upper Drill Floor									
Vinyl Tile	26%	Now	\$366,000	2034	**	3	\$30,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : First And Second Floors									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : First And Second Floors									
Wood	12%			2032	**	5	\$69,800		
Dry Rot/Decay, Extent : Severe, Area Affected : 3%									
Location : Electrical Room									
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Cast Stone/Terra Cotta	5%			LIFE	**				
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : First Floor									
Explanation : Walls Of Mechanical Space									
Ceramic Tile	3%			2032	**	5	\$1,200		
Gypsum Board	25%			LIFE	**	5	\$5,800		
Masonry: Brick	37%			LIFE	**				
Plaster	20%	Now	\$1,300	LIFE	**	5	\$2,300		
Loose/Delam Surface, Extent : Light, Area Affected : 100%									
Location : Curved Walls At Main Public Stairway									
Wood	5%			LIFE	**	5	\$7,800		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%	Now	\$26,800	2034	**	5	\$15,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : First And Second Floors							
		Water Penetration, Extent : Moderate, Area Affected : 80%							
		Location : First Floor Lobby							
	Exposed Concrete	5%	Now	\$26,600	LIFE	**	5	\$2,400	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
		Location : Boiler Room First Floor Of Shelter							
		Paint Peeling, Extent : Severe, Area Affected : 70%							
		Location : Electrical Room And Boiler Rooms In Shelter							
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$19,400	
	Masonry: Infill Arch	5%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$38,800	
	Wood	20%			LIFE	**	5	\$542,700	
	Wood	30%	Now	\$559,800	LIFE	**	5	\$814,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2049	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	**			
	Parking/Driveway								
	Cast in Place Concrete	100%	0-2	\$164,600	2034	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Driveway							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2029	\$41,900	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2,000 Amperes									
	Fused Disc Sw	50%			2049	**	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2,000 Amperes For Air Conditioning									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2049	**	5	\$500	
	Molded Case Bkrs	50%			2029	\$182,600	5	\$3,100	
Raceway									
	Conduit	80%			2029	\$333,200	1		
	Conduit	20%			2049	**	1		
Panelboards									
	Molded Case Bkrs	25%			2045	**	5	\$1,600	
	Molded Case Bkrs	75%			2028	\$287,300	5	\$4,700	
Wiring									
	Thermoplastic	75%			2029	\$481,300	1		
	Thermoplastic	25%			2049	**	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$798,700	5	\$1,600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Under 1st Floor Stair									
Explanation : Main Water Pipe									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$72,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor Electrical Room									
Explanation : 400 Amperes For Fire Pump									
Generators									
	Diesel	100%			2038	**	1	\$91,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor Generator Room - Track And Field Space									
Explanation : 250 Kilowatts									
Batteries									
	Lead/Acid	100%			2023	\$1,600	5	\$8,800	
Fuel Storage									
	Main Tank	100%			2057	**	5	\$7,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Explanation : 600 Gallons									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2029	\$2,911,400	10	\$152,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 20%							
		Location : Shelter Area							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 80%							
		Location : Throughout							
	HID	25%			2034	* *	10	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Arena Area							
		Explanation : Metal Halide Lamps							
	Incandescent	5%			2029	\$208,000	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Incandescent Lamps Observed							
Egress Lighting									
	Emergency, Service	50%			2029	\$61,900	1		
	Exit, LED	50%			2044	* *	1		
Exterior Lighting									
	HID	30%			2029	\$286,600	10	\$200	
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2024	\$76,500	1	\$8,900	
Fire/Smoke Detection									
	No Component	75%							
	Generic, Analog	20%			2024	\$524,100	1-3	\$29,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Addressable Type							
	Generic, Analog	5%	Now	\$78,600	2029	\$131,000	1-3	\$6,600	
		Devices Missing, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Fitness Area							
		Explanation : Vandalized Devices Are Causing False Alarms							

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2039	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 6,000 Gallon Tank For No.2 Fuel							
	Conversion Equipment								
	Steam Boiler	100%	Now	\$460,100	2027	\$1,533,600	1	\$211,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 3 Units / 1 Used For Domestic Hot Water / 1 Unit Needs Re-tubing							
	Distribution								
	Steam Piping/Pump	100%			2039	**			
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$76,500	
Air Conditioning									
	Energy Source								
	Electricity	80%			2037	**	1		
	Natural Gas	20%			2049	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Serves 3rd Floor Track And 4th Floor Bleachers							
	Conversion Equipment								
	Absorption	20%			2034	**	1	\$51,300	
	Chiller/Direct Fire								
	Interior Pkg Unit - Cooling	10%			2027	\$886,000	2	\$1,500	
	Exterior Pkg Unit - Cooling	20%			2029	\$383,800	2	\$2,900	
	Split Unit	45%			2029	\$2,276,300			
	Window/Wall Unit	5%			2024	\$24,700	1		
	Distribution								
	CW & CHW Wtr	15%			2049	**	4	\$1,800	
	Pipe/Pump								
	Ductwork/Diffusers	75%			LIFE	**	2	\$231,200	
	No Component	10%							
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2034	**	1	\$15,300	
	No Component	80%							
	Heat Rejection								
	Water Cooling Tower	20%			2030	\$179,900	2	\$47,700	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$132,100	
	Exhaust Fans								
	Interior	100%			2029	\$843,100	2	\$7,300	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping	Brass/Copper	100%			2039	* *	1		
Water Heater	Gas Fired	91%	Now	\$52,600	2029	\$131,500	2	\$2,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
	Gas Fired	9%			2029	\$13,000	2	\$300	
HW Heat Exchanger	Steam Fired	56%	0-2	\$42,300	2029	\$211,300	4	\$13,100	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Domestic Coil In Boiler / No Storage / Inadequate Hot Water Supply							
	Steam Fired	44%			2059	* *	4	\$15,500	
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%	Now	\$24,700	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : 3rd And 4th Floor							
Sump Pump(s)	Non-Submersible	100%			2029	\$36,100	4	\$5,000	
Sewage Ejector(s)	Electric	100%			2024	\$68,200	4	\$9,400	
Backflow Preventer	Generic	100%			2029	\$60,200	1	\$14,500	
Fixtures	Generic	100%							
Vertical Transport									
Elevators	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 4th Floor							
		Explanation : 1 Unit							
Fire Suppression									
Standpipe	Generic	100%			2049	* *	1-5	\$123,900	
Sprinkler	Generic	100%			2049	* *	1-2	\$66,400	
Fire Pump	Generic	100%			2032	* *	1	\$44,300	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : FRANKLIN WOMENS SHELTER
Address : 1122 FRANKLIN AVENUE @ E. 166 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0041.000 / 1940 **Yr Built/Renovated** : 1919 / 2001
Area Sq Ft : 141,400 **Project Type** : HOMELESS SERVICES
Date of Survey : 01-Aug-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors M,1,2,3,4,5
Block : 2613 **Lot** : 1 **BIN** : 2004260

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$466,100	\$330,100
Interior Architecture	\$698,800	\$616,900
Electrical		\$3,601,500
Mechanical	\$591,200	\$513,200
Site Pavements	\$55,600	
Total	\$1,811,700	\$5,061,800
Importance Code A	\$466,100	\$330,100
Importance Code B	\$1,270,200	\$4,731,700
Importance Code C	\$75,400	
Total	\$1,811,700	\$5,061,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,600		\$6,000	
Interior Architecture	\$64,000	\$8,000	\$4,000	\$4,000
Electrical	\$39,200	\$18,800	\$14,000	\$14,600
Mechanical	\$36,900	\$60,300	\$67,000	\$27,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$164,700	\$92,000	\$95,900	\$51,300
Importance Code A	\$33,800	\$15,300	\$20,100	\$14,000
Importance Code B	\$103,800	\$76,700	\$75,800	\$37,400
Importance Code C	\$27,200			
Total	\$164,700	\$92,000	\$95,900	\$51,300



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	30%	Now	\$58,800	LIFE	* *	5	\$84,000	
Efflorescence, Extent : Moderate, Area Affected : 5%									
Location : South Facade									
Graffiti, Extent : Moderate, Area Affected : 5%									
Location : Franklin Ave									
	Masonry: Brownstone	59%			LIFE	* *	5	\$123,900	
Efflorescence, Extent : Moderate, Area Affected : 5%									
Location : Above Main Entry									
	Slate Panels	11%	0-2	\$186,900	LIFE	* *	5	\$23,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Window Sills									
Windows									
	Aluminum	70%			2044	* *	5	\$11,900	
	Aluminum	10%	Now	\$16,600	2036	* *	5	\$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Screens At Tower Floors									
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Tower Floors									
Explanation : Bird Contamination									
	Bronze/Brass	5%			2036	* *	5	\$5,300	
	Metal Clad	15%	2-4	\$3,100	2036	* *	5	\$8,000	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Above Drill Floor									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Above Drill Floor									
Explanation : Copper Windows									
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$35,300	
	Masonry: Brownstone	10%			LIFE	* *	5	\$9,500	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	35%			2033	* *	10	\$60,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Fourth Floor Roof								
	Explanation : No Access, No Leaks Below								
	Single Ply Membrane	50%	0-2	\$159,600	2033	* *			
	Adhesion Failure, Extent : Moderate, Area Affected : 25%								
	Location : Drill Roof, Walking Pads Scattered Throughout								
	Drains Clogged, Extent : Light, Area Affected : 20%								
	Location : Drill Roof								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : Drill Roof Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
	Location : Drill Roof, West Side								
	Vegetation Growth, Extent : Moderate, Area Affected : 10%								
	Location : East Drill Roof								
	Skylight, Metal/Glass	15%			2048	* *	10	\$86,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Fourth Floor Roof								
	Explanation : No Access, No Leaks In Fourth Floor								
Soffits									
	Masonry: Brownstone	100%			LIFE	* *	5		
	Efflorescence, Extent : Moderate, Area Affected : 50%								
	Location : Main Entry, South Entry								

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	44%			LIFE	* *	5	\$205,400		
	Worn/Eroded, Extent : Moderate, Area Affected : 5%								
	Location : Main Level								
Ceramic Tile	2%	0-2	\$1,900	2031	\$95,900	5	\$2,100		
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Main Level Shower Room, Lobby								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Lobby								
	Recent Repair Evident, Extent : Light, Area Affected : 5%								
	Location : Drill Floor Communal Shower								
Ceramic Tile	3%			2041	* *	5	\$6,400		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Bathrooms - Floors 2, 3, 4								
Panel/Paver: Cer/Brk	5%			2036	* *	5	\$24,000		
Quarry Tile	5%			2033	* *	5	\$16,000		
Steel Plate	1%	Now	\$4,500	LIFE	* *	1			
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Boiler Room, Bottom Stair								
Vinyl Tile	15%			2028	\$315,700	3	\$16,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Recent Repair Evident, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Uneven Substrate, Extent : Moderate, Area Affected : 5%								
	Location : Room 402								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Vinyl Tile	15%			2033	* *	3	\$12,000		
Wood	10%	Now	\$408,100	2068	* *	5	\$20,000		
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
	Location : 5th Floor, Drill Floor Balcony, Boiler Room								
	Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
	Location : 5th Floor, Drill Floor Balcony, Boiler Room								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Gas Meter Room								
	Explanation : Debris Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
Interior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**			
	Ceramic Tile	5%			2041	**	5	\$8,300	
Recent Replace Evident, Extent : Light, Area Affected : 75%									
Location : Bathroom - Floors 2, 3, 4									
	Concrete Masonry Unit	5%			LIFE	**	5	\$3,300	
	Gypsum Board	30%			LIFE	**	5	\$30,000	
	Masonry: Brick	20%	Now	\$75,400	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 3%									
Location : Drill Floor Balcony East Facade, MI Shift Office									
Horizontal Cracks, Extent : Moderate, Area Affected : 3%									
Location : Drill Floor Balcony East Facade, MI Shift Office									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%									
Location : Drill Floor Balcony East Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%									
Location : Drill Floor Balcony East Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 3%									
Location : Drill Floor Balcony East Facade, MI Shift Office									
	Plaster	35%	Now	\$27,200	LIFE	**	5	\$17,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : 5th Floor Storage									
Diagonal Cracks, Extent : Severe, Area Affected : 5%									
Location : 5th Floor Storage									
Paint Peeling, Extent : Severe, Area Affected : 10%									
Location : 5th Floor Storage									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	10%			2041	**	5	\$21,300		
AcousTileSusp.Lay-In	1%	0-2	\$400	2041	**	5	\$1,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Main Level Kitchen									
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : 2nd Floor Corridor									
Exposed Concrete	10%	Now	\$159,300	LIFE	**	5	\$3,300		
Corrosion/Rusting, Extent : Severe, Area Affected : 20%									
Location : Area In And Next To Generator Room									
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Area In And Next To Generator Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Main Level Storage Next To Generator									
Exposed Struc: Steel	40%			LIFE	**				
Exposed Struc: Wood	18%	Now	\$55,900	LIFE	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Drill Room Ceiling									
Masonry:Vault Struct	5%			LIFE	**				
Plaster	4%	Now	\$26,000	LIFE	**	5	\$5,300		
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : 5th Floor									
Paint Peeling, Extent : Severe, Area Affected : 100%									
Location : 5th Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 5th Floor									
Plaster	12%			LIFE	**	5	\$16,000		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2063	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$55,600	2033	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
On-Site Walkways									
Pavers/Stone	100%			2031					
Other Observation, Extent : Light, Area Affected : 100%									
Location : Entry Stairs									
Explanation : Brownstone									

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	30%			2028	\$13,700	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 Ampere For Service No.1									
	Fused Disc Sw	5%			2028	\$2,300	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Amperes For Fire Pump									
	Molded Case Bkrs	65%			2028	\$29,600	5	\$2,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 1600 Amperes For Service No.2									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2028	\$85,000	5	\$300	
	Molded Case Bkrs	50%			2028	\$85,000	5	\$1,900	
Raceway									
	Conduit	40%			2038	* *	1		
	Conduit	60%			2028	\$105,700	1		
Panelboards									
	Fused Disc Sw	5%			2044	* *	5	\$200	
	Molded Case Bkrs	95%			2036	* *	5	\$3,500	
Wiring									
	Thermoplastic	100%			2038	* *	1		
Motor Controllers									
	Locally Mounted	70%			2033	* *	5	\$700	
	Locally Mounted	30%			2026	\$43,200	5	\$300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : At Water Main									
Explanation : Corroded									
Stand-by Power									
Transfer Switches									
	Automatic	90%			2033	* *	1	\$39,200	
	Automatic	5%			2033	* *	1	\$2,200	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Mechanical Room									
Explanation : 20 Hp For Fire Pump									
	Automatic	5%			2033	* *	1	\$2,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Transfer Switch Room									
Explanation : 30 Amperes For Fire Alarm									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2031	\$135,000	1	\$54,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : One 100 Kilowatts									
Batteries									
	Lead/Acid	100%			2022	\$1,700	5	\$5,200	
Fuel Storage									
	Day Tank	20%			2036	* *	5	\$5,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 180 Gallons									
	Main Tank	80%			2043	* *	5	\$3,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : 15,000 Gallon Tank									
Lighting									
Interior Lighting									
	Fluorescent	85%			2028	\$2,310,600	10	\$111,100	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	HID	5%	Now	\$20,200	2038	* *			
Damaged Fixtures, Extent : Moderate, Area Affected : 4%									
Location : Main Hall, Recreation And Several Dormitory Areas									
	HID	10%			2033	* *	10	\$500	
Egress Lighting									
	Emergency, Service	50%			2028	\$40,700	1		
	Exit, Service	50%			2028	\$27,600	1		
Exterior Lighting									
	HID	10%			2028	\$61,900	10		
	No Component	90%							
Alarm									
Security System									
	No Component	60%							
	Generic	40%			2028	\$198,500	1	\$21,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : At All Entrances And Exits, Including Common Areas									
Explanation : Fixed Cameras									
Fire/Smoke Detection									
	No Component	75%							
	Generic, Analog	25%			2028	\$424,700	1-3	\$22,400	

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	1%			2038	**	1		
	Interruptible Gas/Dual Fuel	99%			2038	**	1		
Conversion Equipment									
	Radiant Heater	1%			2028	\$27,400	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Shift And Genenrator Rooms							
		Explanation : 5 Units							
	Steam Boiler	99%			2033	**	1	\$139,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units. Boilers 1 And 2 Have Plugged Tubes. 2 Plugged Tubes Each.							
Distribution									
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$7,900	
	Ductwork/Diffusers	5%	Now	\$203,200	LIFE	**	2-5	\$4,000	
		Insul. Deteriorating, Extent : Light, Area Affected : 100%							
		Location : Throughout 1st Floor Drill Room							
	Steam Piping/Pump	83%			2038	**			
	Steam Piping/Pump	2%	Now	\$300	2058	**			
		Insul. Deteriorating, Extent : Light, Area Affected : 50%							
		Location : 1st Floor Drill Room By Hv1							
		Leak Evident, Extent : Moderate, Area Affected : 50%							
		Location : Basement Boiler Room							
Terminal Devices									
	Air Handler	15%			2028	\$326,700	1	\$13,200	
	Convector/Radiator	70%			2033	**	1	\$32,200	
	Unit Heater - Steam	7%			2028	\$38,800	4	\$900	
	Unit Heater - Steam	8%	Now	\$44,300	2038	**	4	\$1,000	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Drill Room Mezzanine							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Drill Room Mezzanine							
		Explanation : 10 Units Not Working							
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
Conversion Equipment									
	Window/Wall Unit	10%			2023	\$32,300	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,500	
Exhaust Fans									
	Interior	50%			2023	\$275,500	2	\$2,200	
	Roof	50%			2033	**	2	\$2,200	

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	75%			2038	**	1		
	Galvanized Steel	25%			2033	**	1		
	Water Heater								
	Electric	50%			2026	\$68,200	4	\$600	
			Other Observation, Extent : Light, Area Affected : 50%						
			Location : Basement						
			Explanation : 3 Units Capacity 80 Gallons						
	Electric	50%			2023	\$68,200	4	\$600	
			Other Observation, Extent : Light, Area Affected : 50%						
			Location : Basement						
			Explanation : 3 Units Capacity 350 Gallons						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2022	\$5,200	4	\$4,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Sprinkler Room						
			Explanation : 1 Unit						
	Sewage Ejector(s)								
	Electric	100%			2028	\$44,200	4	\$5,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Storage Room 1						
			Explanation : 2 Pumps						
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2033	**	1	\$4,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Serves Fire Suppression Only						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st : 3rd Floor						
			Explanation : 1 Unit, Not In Service, Not Operational, Decommissioned.						
Fire Suppression									
	Standpipe								
	Generic	100%			2054	**	1-5	\$71,900	
	Sprinkler								
	Generic	100%			2054	**	1-2	\$39,900	
	Fire Pump								
	Generic	100%			2041	**	1	\$26,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : FREEMAN HOUSES / SENECA ANNEX
Address : 999 FREEMAN STREET @ LONGFELLOW AVE.
Borough : BRONX Agency's Number : N/A
Program / Asset # : DHS0065.000 / 3015 Yr Built/Renovated : 1919 / 2009
Area Sq Ft : 28,452 Project Type : HOMELESS SERVICES
Date of Survey : 06-Dec-2017 Landmark Status : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 3007 Lot : 1 BIN : 2010906

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$279,100	
Interior Architecture	\$48,700	
Electrical	\$458,800	
Mechanical	\$109,700	\$198,500
Total	\$896,300	\$198,500
Importance Code A	\$388,800	
Importance Code B	\$507,500	\$198,500
Total	\$896,300	\$198,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$38,900		\$2,400	\$1,300
Interior Architecture	\$41,000			\$800
Electrical	\$700	\$800	\$4,500	\$1,000
Mechanical	\$12,300	\$2,500	\$10,500	\$3,200
Total	\$92,900	\$3,300	\$17,400	\$6,300
Importance Code A	\$38,900	\$1,400	\$3,900	\$2,700
Importance Code B	\$28,500	\$1,900	\$13,500	\$3,600
Importance Code C	\$25,400			
Total	\$92,900	\$3,300	\$17,400	\$6,300



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	3%			LIFE	**			
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$17,800	
	Masonry: Brick	47%	Now	\$13,800	LIFE	**	5	\$21,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	5%	Now	\$13,300	LIFE	**	5	\$1,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Window Sills And Trims								
	Metal/Glass Curt Wall	5%	Now	\$38,600	LIFE	**	5	\$4,300	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Stucco Cement	35%	Now	\$49,300	2034	**	5	\$19,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 20%								
	Location : Throughout, Below Window Sills								
Windows									
	Aluminum	90%	Now	\$113,200	2045	**	5	\$6,300	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Clad	10%	Now	\$78,000	2054	**	5	\$4,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,900	
	Masonry: Brick	30%	Now	\$4,600	LIFE	**	5	\$1,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : North Parapet								
	Metal Cornice	15%			2044	**	10	\$2,400	
	Stucco Cement	50%	Now	\$6,800	2046	**	5	\$3,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 15%								
	Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	97%			2037	**	10	\$12,600	
	Skylight, Metal/Glass	3%			2055	**	10	\$1,300	
Soffits									
	Cast in Place Concrete	10%			LIFE	**	5	\$400	
	Metal Panel	90%	4+	\$500	2039	**	5	\$1,200	
	Paint Peeling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,700	
	Paint Peeling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	15%	Now	\$6,600	2038	**	5	\$3,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Worn/Eroded, Extent : Light, Area Affected : 25%								
	Location : Throughout								
	Vinyl Tile	15%	Now	\$5,800	2034	**	3	\$2,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Wood	65%	Now	\$48,700	2044	**	5	\$26,000	
	Deteriorated Finish, Extent : Light, Area Affected : 25%								
	Location : Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	25%	Now	\$25,400	2032	**	5	\$8,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,400	
	Gypsum Board	50%			LIFE	**	5	\$20,700	
	Masonry: Brick	5%			LIFE	**			
	Plaster	15%			LIFE	**	5	\$3,100	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	15%			2042	**	5	\$6,400	
			Water Penetration, Extent : Moderate, Area Affected : 5%						
			Location : Recreation Room In Basement						
	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%			2064	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2049	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2034	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2034	**			
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	**	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room.						
			Explanation : The Service Equipment Is Composed Of 2- Main Service Switches Rated At 400 Amperes And 600 Amperes.						
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2039	**	5	\$100	
	Raceway								
	Conduit	100%			2039	**	1		
	Panelboards								
	Fused Disc Sw	2%			2037	**	5		
	Molded Case Bkrs	98%			2037	**	5	\$700	
	Wiring								
	Thermoplastic	100%			2039	**	1		
	Motor Controllers								
	Locally Mounted	100%			2034	**	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%	0-2	\$149,800	2039	* *			
		Obsolete Fixtures, Extent : Light, Area Affected : 100% Location : Throughout Building. Other Observation, Extent : Light, Area Affected : 100% Location : Corridors, 1st Floor Explanation : T-12 Lamps							
	Fluorescent	50%			2037	* *	10	\$13,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout Building.							
	Incandescent	20%	0-2	\$99,900	2039	* *	2	\$100	
		Obsolete Fixtures, Extent : Light, Area Affected : 100% Location : Inside Apartments.							
Egress Lighting									
	Emergency, Battery	50%			2034	* *	10	\$3,400	
	Exit, Service	50%			2034	* *	1		
Exterior Lighting									
	HID	100%	Now	\$114,700	2039	* *			
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Building Perimeter.							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$27,600	1	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Lobby, Outside, Basement Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%	0-2	\$94,400	2039	* *	1-3	\$4,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Hallways. Explanation : Alarm Bells, Strobe Lights, Horns And Smoke Detectors. Obsolete System.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$109,700	2042	* *	1	\$12,700	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,400	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2034	* *	1	\$9,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%	Now	\$5,300	2030	\$106,400	2	\$100	
		Not in Service, Extent : Severe, Area Affected : 10% Location : Sub-basement Boiler Room And basement							
	Window/Wall Unit	10%			2024	\$5,900	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,900	
	Exhaust Fans								
	Roof	90%			2029	\$42,500	2	\$800	
	Roof	10%	Now	\$4,700	2039	* *	2	\$100	
		Broken, Extent : Severe, Area Affected : 100% Location : Roof Fan Needs Replacement							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	* *	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2029	\$49,600			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2022	\$1,000	4	\$900	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2039	* *	1-2	\$400	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 15-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 387 **Lot** : 49 **BIN** : 1004651

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$150,600	\$37,600
Interior Architecture		\$46,400
Electrical		\$270,500
Mechanical		\$349,300
Total	\$150,600	\$703,800
Importance Code A	\$150,600	\$37,600
Importance Code B		\$666,200
Total	\$150,600	\$703,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$62,700		\$5,000	\$6,100
Interior Architecture	\$13,600	\$2,700		\$5,000
Electrical	\$8,700	\$4,100	\$21,000	\$4,700
Mechanical	\$7,700	\$4,800	\$71,600	\$24,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$96,600	\$15,500	\$101,500	\$44,600
Importance Code A	\$64,200	\$1,500	\$6,600	\$7,600
Importance Code B	\$32,400	\$14,100	\$95,000	\$37,000
Importance Code C				
Total	\$96,600	\$15,500	\$101,500	\$44,600



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%	4+	\$8,700	LIFE	* *	5	\$13,400	
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%									
Location : North Facade Window Lintels									
Vertical Cracks, Extent : Moderate, Area Affected : 2%									
Location : North Facade Near Downspout									
	Masonry: Brick	20%			LIFE	* *	5	\$10,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : West Facade									
Explanation : Stucco On Brick									
	Masonry: Brick	25%			LIFE	* *	5	\$13,400	
	Masonry: Granite	5%	Now	\$34,000	LIFE	* *	5	\$2,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : South Facade At Building Base									
	Masonry: Limestone	12%	Now	\$150,600	LIFE	* *	5	\$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : South Facade Cornice									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : South Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : South Facade									
	Metal Panel	5%			2049	* *	5-10	\$18,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Bulkhead									
Explanation : Metal Siding									
	Pre-Cast Concrete	3%			LIFE	* *	5	\$5,200	
	Stucco Cement	5%	4+	\$4,200	2042	* *	5	\$3,400	
Diagonal Cracks, Extent : Light, Area Affected : 2%									
Location : West Facade									
Windows									
	Aluminum	100%			2045	* *	5	\$12,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$3,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : Covered With Metal Panels									
	Pre-Cast Concrete	5%			LIFE	* *	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : Covered With Metal Coping									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Modified Bitumen	98%			2037	**	10	\$24,800		
Skylight, Metal/Glass	2%	Now	\$15,900	2049	**				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Roof Stair									
Soffits									
Stucco Cement	100%			2034	**	5			
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$11,600		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Pump Room									
Ceramic Tile	10%			2038	**	5	\$5,300		
Quarry Tile	5%			2042	**	5	\$4,000		
Vinyl Tile	75%			2034	**	3	\$19,900		
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Gypsum Board	75%			LIFE	**	5	\$21,800		
Plaster	20%			LIFE	**	5	\$2,900		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Dining Room In Basement, Room 4d									
Ceilings									
AcousTileSusp.Lay-In	25%			2042	**	5	\$13,200		
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Fourth Floor Corridor									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Fourth Floor Corridor									
Exposed Concrete	5%			LIFE	**	5	\$400		
Gypsum Board	70%			LIFE	**	5	\$46,400		
Site Enclosure									
Fence/Gates									
Aluminum Rail	5%			2042	**	5-10			
Chain Link	95%			2049	**				
Retaining Walls									
Cast in Place Concrete	100%			2064	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042	**				
On-Site Walkways									
Cast in Place Concrete	100%			2034	**				
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Rear Yard									
Parking/Driveway									
Asphalt	100%			2038	**				

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 1,200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2039	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 3- Vertical Sections							
	Raceway								
	Conduit	100%			2039	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2037	**	5	\$800	
	Wiring								
	Thermoplastic	100%			2039	**	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$59,900	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	**	1	\$9,200	
	Generators								
	Diesel	100%			2032	**	1	\$11,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 150 Kilowatts							
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$1,100	
	Fuel Storage								
	Day Tank	50%			2037	**	5	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 100 Gallon Capacity							
	Main Tank	50%			2044	**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 275 Gallon Capacity							

Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2034	* *	10	\$13,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2034	* *	10	\$2,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	40%			2029	\$210,600	10	\$11,000	
<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bedrooms</i>								
Egress Lighting								
Emergency, Service	50%			2034	* *	1		
Exit, Service	50%			2034	* *	1		
Exterior Lighting								
HID	30%			2034	* *	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras And Panic Doors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *	1-3	\$19,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	\$14,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,500	
Terminal Devices								
Convactor/Radiator	90%			2034	* *	1	\$8,700	
Fan Coil Unit/Heat	10%			2029	\$44,900	1	\$1,000	
Air Conditioning								

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	20%			2027	\$224,300	2	\$400	
	Window/Wall Unit	15%			2024	\$9,400	1		
	No Component	65%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,700	
Exhaust Fans									
	Interior	75%			2029	\$80,000	2	\$700	
	Roof	25%			2029	\$12,500	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	**	1		
Water Heater									
	Gas Fired	100%	Now	\$3,700	2024	\$18,300	2	\$300	
Not in Service, Extent : Moderate, Area Affected : 50%									
Location : 1 Of 2 Units Is Not Working In The Basement.									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2024	\$8,600	4	\$1,200	
Backflow Preventer									
	Generic	100%			2029	\$7,600	1	\$1,800	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : 1 Unit									
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	**	1-2	\$8,400	
Fire Pump									
	Generic	100%			2025	\$19,300	1	\$5,600	
Chemical System									
	Generic	100%			2024	\$27,900	1-3	\$3,700	

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : HARLEM ONE MENS RESIDENCE
Address : 2960 FREDRICK DOUGLASS BLVD. @W. 155 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0033.000 / 1958 **Yr Built/Renovated** : 1954 / 2009
Area Sq Ft : 43,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3
Block : 2105 **Lot** : 1 **BIN** : 1076737

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$35,300	
Electrical	\$204,200	\$1,311,300
Mechanical	\$504,500	\$766,000
Total	\$744,000	\$2,077,200
Importance Code A	\$313,600	
Importance Code B	\$430,400	\$2,077,200
Total	\$744,000	\$2,077,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,700			\$17,600
Interior Architecture	\$82,700			\$4,500
Electrical	\$41,500	\$2,900	\$3,700	\$3,100
Mechanical	\$80,200	\$10,600	\$10,900	\$9,700
Total	\$228,000	\$13,500	\$14,600	\$34,900
Importance Code A	\$23,800	\$4,300	\$4,300	\$21,900
Importance Code B	\$187,400	\$9,300	\$10,300	\$13,100
Importance Code C	\$16,900			
Total	\$228,000	\$13,500	\$14,600	\$34,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
	Masonry: Brick	87%			LIFE	**	5	\$27,900	
	Masonry: Limestone	3%			LIFE	**	5	\$700	
Windows									
	Aluminum	100%	0-2	\$35,300	2043	**	5	\$7,900	
	Air Infiltration, Extent : Light, Area Affected : 10%								
	Location : 3rd Floor Training Room								
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$2,300	
	Masonry: Limestone	5%			LIFE	**	5	\$300	
	Metal Rail	45%			2040	**	5-10	\$37,000	
Roof									
	Copper/Terne	5%			2055	**	10	\$3,100	
	Modified Bitumen	95%			2032	**	10	\$23,700	
Interior									
Floors									
	Ceramic Tile	10%	Now	\$11,000	2036	**	5	\$2,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Toilets And Showers								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Toilets, Showers and Kitchen								
	Terrazzo	20%			LIFE	**	5	\$8,300	
	Vinyl Tile	68%	0-2	\$32,800	2032	**	3	\$13,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : 3rd Floor Training Room								
	Wood	2%			2042	**	5	\$2,000	
Interior Walls									
	Ceramic Tile	10%	Now	\$16,900	2036	**	5	\$2,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Toilets, Showers and Kitchen								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Toilets, Showers and Kitchen								
	Concrete Masonry Unit	70%			LIFE	**	5	\$16,000	
	Gypsum Board	20%			LIFE	**	5	\$6,900	
Ceilings									
	AcousTile,Adhered	20%	Now	\$21,100	2032	**	5	\$5,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Throughout Cafeteria								
	Exposed Concrete	80%			LIFE	**	5	\$6,600	

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2027	\$6,100	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2 - Main Service Disconnect Switches Rated At 600 Amperes.									
Switchgear / Switchboard									
	Fused Knife Sw	100%	0-2	\$104,300	2057	* *	5	\$100	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Raceway									
	Conduit	95%			2027	\$13,900	1		
	Conduit	5%			2047	* *	1		
Panelboards									
	Fused Disc Sw	5%			2035	* *	5	\$100	
	Fused Toggle Switch	60%	2-4	\$28,700	2052	* *	5	\$300	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Molded Case Bkrs	20%			2026	\$9,600	5	\$200	
	Molded Case Bkrs	15%			2035	* *	5	\$200	
Wiring									
	Braided Cloth	80%	0-2	\$9,800	2052	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2037	* *	1		
Motor Controllers									
	Locally Mounted	100%			2025	\$99,800	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	30%			2027	\$226,400	10	\$11,800	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Fluorescent	70%			2027	\$528,300	10	\$27,600	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Battery	50%			2027	\$31,000	10	\$5,200	
	Exit, Service	50%			2027	\$7,600	1		
Exterior Lighting									
	HID	20%			2027	\$34,700	10		
	No Component	80%							

Alarm

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

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

Alarm

Security System

No Component

70%

Generic

30%

2027

\$41,700

1

\$4,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Public Spaces**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

Generic, Digital

100%

2027

\$475,500

1-3

\$26,500

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

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

Heating

Energy Source

Fuel Oil No 2

100%

Now

\$8,400

2037

* *

5

\$6,700

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Oil Tank*

Conversion Equipment

Steam Boiler

100%

2-4

\$278,300

2047

* *

1

\$38,300

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

Distribution

Central Plant Steam
Piping/Pmp

100%

2027

\$727,700

4

\$3,200

Terminal Devices

Air Handler

25%

2032

* *

1

\$6,700

Convactor/Radiator

75%

2025

\$172,600

1

\$10,400

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Exterior Pkg Unit -
Cooling

5%

2035

* *

2

\$100

Window/Wall Unit

25%

2022

\$22,400

1

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$24,000

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	25%		2027	\$38,200	2	\$300	
	Roof	75%		2022	\$53,500	2	\$1,000	
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2032	* *	1		
	Water Heater							
	Oil Fired	50%		2022	\$17,800	1	\$600	
	No Component	50%						
	HW Heat Exchanger							
	Steam Fired	50%		2037	* *	4	\$2,100	
	No Component	50%						
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Non-Submersible	100%		2027	\$6,600	4	\$1,400	
	Sewage Ejector(s)							
	Electric	100%		2027	\$12,400	4	\$2,600	
	Backflow Preventer							
	Generic	100%		2027	\$10,900	1	\$2,600	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2047	* *	1-2	\$12,000	
	Chemical System							
	Generic	100%		2022	\$27,900	1-3	\$4,000	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : HELP 1
Address : 515 BLAKE AVE.
Borough : BROOKLYN
Program / Asset # : DHS0088.000 / 14349
Area Sq Ft : 123,910
Date of Survey : 26-Jun-2017
Areas Surveyed : Roof, Floors 1
Block : 3766 **Lot** : 1 **BIN** : 3252577
Agency's Number : N/A
Yr Built/Renovated : 1987 / 2009
Project Type : HOMELESS SERVICES
Landmark Status : NONE

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,528,500	\$824,500
Interior Architecture		\$1,525,500
Electrical	\$1,593,100	\$259,600
Mechanical	\$718,300	\$852,200
Total	\$4,839,900	\$3,461,700
Importance Code A	\$2,594,400	\$1,560,000
Importance Code B	\$2,245,500	\$1,713,500
Importance Code C		\$188,300
Total	\$4,839,900	\$3,461,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$38,700	\$6,200	\$3,800	
Interior Architecture	\$30,300			\$17,500
Electrical	\$4,600	\$44,600	\$4,600	\$4,700
Mechanical	\$13,600	\$12,700	\$29,200	\$12,700
Site Pavements	\$7,500			
Total	\$94,800	\$63,500	\$37,500	\$34,900
Importance Code A	\$43,500	\$12,600	\$9,900	\$6,100
Importance Code B	\$42,400	\$50,900	\$27,700	\$28,800
Importance Code C	\$8,900			
Total	\$94,800	\$63,500	\$37,500	\$34,900



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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$10,000		
Stucco Cement	90%	Now	\$222,100	2033	**	5	\$179,500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%									
Location : At Exterior Stair Locations									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : East And West Wings									
Explanation : This Component Is Actually EIFS Cladding.									
Windows									
Aluminum	80%	Now	\$1,345,800	2053	**	5	\$15,000		
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Apartments									
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Apartments									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Apartments									
Hardware Missing, Extent : Moderate, Area Affected : 30%									
Location : Apartments									
Aluminum	20%			2044	**	5	\$7,500		
Parapets									
Concrete Masonry Unit	15%			LIFE	**	5	\$1,900		
Metal Rail	5%			2033	**	5-10	\$10,200		
Stucco Cement	80%	2-4	\$5,000	2033	**	5	\$11,700		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Apartment Wing Roofs									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Apartments									
Explanation : This Component Is Actually E I F S Cladding System									
Roof									
Modified Bitumen	65%	Now	\$9,100	2033	**				
Drains Clogged, Extent : Light, Area Affected : 15%									
Location : Over East And West Wings									
Recent Repair Evident, Extent : Light, Area Affected : 2%									
Location : West Wing									
Vegetation Growth, Extent : Light, Area Affected : 5%									
Location : East And West Wing Scupper Locations									
Modified Bitumen	35%	Now	\$24,600	2028	\$246,200				
Blisters, Extent : Light, Area Affected : 10%									
Location : Help Center Main Roof									
Patching Evident, Extent : Moderate, Area Affected : 25%									
Location : Over Public Areas									
Ponding, Extent : Light, Area Affected : 15%									
Location : Help Center Main Roof And Multipurpose Room Roof									

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%	Now	\$960,600	LIFE	**	5	\$398,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Balcony Steel Railing Support								
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Apartment Balcony Soffits								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,000	
Ceramic Tile	5%			2037	**	5	\$7,800	
Vinyl Tile	90%			2028	\$1,269,200	3	\$69,900	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$17,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$7,100	
Glass: Single Pane	2%			LIFE	**	5	\$5,300	
Gypsum Board	88%			LIFE	**	5	\$188,300	
Ceilings								
AcousTileSusp.Lay-In	20%			2041	**	5	\$31,100	
Exposed Concrete	10%			LIFE	**	5	\$2,400	
Plaster	70%			LIFE	**	5	\$68,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$7,500	2033	**			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Front Entrance On Blake Avenue And Lillie F. Martin Lane								
On-Site Walkways								
Cast in Place Concrete	75%			2041	**			
Pavers/Stone	25%			2037	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Walkways								
Explanation : Precast Concrete Pavers								
Activity Yard								
Cast in Place Concrete	50%			2041	**			
Rubber Matting	50%			2033	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Central Playground Area								
Explanation : Poured-In-Place Rubber Playground Surface								

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2038	**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Rooms 1 And 2							
		Explanation : 2- 1,200 Amperes Main Service Switches							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2038	**	5	\$3,300	
	Raceway								
	Conduit	100%			2038	**	1		
	Panelboards								
	Fused Disc Sw	2%			2036	**	5	\$100	
	Molded Case Bkrs	98%			2036	**	5	\$3,200	
	Wiring								
	Thermoplastic	100%			2038	**	1		
	Motor Controllers								
	Locally Mounted	100%			2026	\$259,600	5	\$800	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2033	**	10	\$102,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	10%			2023	\$217,500	2	\$300	
	Egress Lighting								
	Emergency, Service	50%			2023	\$32,500	1		
	Exit, Battery	50%			2023	\$75,600	10	\$4,200	
	Exterior Lighting								
	HID	98%			2023	\$489,600	10	\$400	
	LED	2%			2033	**			
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2023	\$160,100	1	\$18,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : CCTV Surveillance Camera System							
	Fire/Smoke Detection								
	No Component	60%							
	Generic, Analog	40%			2023	\$548,000	1-3	\$30,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Bells, Strobe Lights							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2048	**	1		
Conversion Equipment	Hot Water Boiler	77%			2026	\$735,400	1	\$47,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2 Boiler Rooms									
Explanation : 2 Boiler Rooms, Each Has A Hydrotherm Unit With 4 Burners. Each Unit Is 842,000 Btu/hr									
	Hot Water Boiler	23%	Now	\$65,900	2041	**	1	\$12,700	
Broken, Extent : Severe, Area Affected : 100%									
Location : Boiler Room									
Distribution									
	Hot Wtr Piping/Pump	80%			2036	**	4	\$4,900	
	Hot Wtr Piping/Pump	20%	Now	\$38,600	2053	**	4	\$1,200	
Broken, Extent : Severe, Area Affected : 30%									
Location : Both Boiler Rooms									
Terminal Devices									
	Convactor/Radiator	100%			2033	**	1	\$40,000	
Air Conditioning									
Energy Source	Electricity	100%			2036	**	1		
Conversion Equipment	Ext Pkg Unit - Heating/Cooling	28%	Now	\$173,700	2033	**	2	\$1,700	
Not in Service, Extent : Severe, Area Affected : 30%									
Location : Administration Roof									
	Ext Pkg Unit - Heating/Cooling	10%	4+	\$155,100	2038	**	2	\$600	
Obsolete Equipment, Extent : Light, Area Affected : 100%									
Location : Administration Roof									
	No Component	62%							
Distribution									
	Ductwork/Diffusers	20%			LIFE	**	2	\$32,200	
	No Component	80%							
Terminal Devices									
	Fan Coil - 2 Pipe	5%	Now	\$44,800	2038	**	1	\$1,800	
Damaged, Extent : Moderate, Area Affected : 5%									
Location : Floating Hospital, Board Of Education Office And Staff Lounge, Multiple Mechanical And Electrical Defects									
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$13,800	
	No Component	80%							

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

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	80%	Now	\$164,600	2038	* *	2	\$2,400	
		Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Roof, Multiple Mechanical And Electrical Defects							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Explanation : Bathroom Problems With Mold Due To Lack If Exhaust							
	Roof	20%			2028	\$41,100	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%	4+	\$75,600	2028	\$75,600	2	\$1,400	
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Hot Water Pumps In Boiler Rooms							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Both Mechanical Rooms							
		Explanation : 2 Units Per Room							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2028	\$3,100	1	\$800	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Mechanical Rooms							
		Explanation : Boiler Feed Water Piping Only							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2038	* *	1-2	\$34,700	
		No Backflow Preventer, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 70%							
		Location : Residence							
		Explanation : Sprinkler Piping Serving The Units, Are Take-offs From The Domestic Water Supply Piping In Each Dwelling Unit							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088088

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical	\$49,800	\$39,900
Mechanical	\$125,100	\$54,100
Total	\$174,800	\$94,100
Importance Code B	\$174,800	\$94,100
Total	\$174,800	\$94,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$55,400		\$31,500	\$1,000
Interior Architecture	\$4,500	\$1,100	\$1,400	\$1,800
Electrical	\$500	\$500	\$15,800	\$400
Mechanical	\$800	\$900	\$1,800	\$900
Total	\$61,100	\$2,500	\$50,600	\$4,100
Importance Code A	\$55,400		\$31,600	\$1,000
Importance Code B	\$5,800	\$1,800	\$19,000	\$3,100
Importance Code C		\$700		
Total	\$61,100	\$2,500	\$50,600	\$4,100



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
	Glass: Special Gauge	5%			LIFE	**	1		
	Masonry: Brick Cavity	93%	4+	\$22,600	LIFE	**	5	\$11,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Exterior Walls									
Windows									
	Aluminum	98%			2045	**	5	\$1,900	
	Metal Louvers	2%			2038	**	10	\$200	
Roof									
	Single Ply Membrane	95%			2034	**	10	\$31,500	
	Skylight, Plastic	5%	Now	\$32,700	2034	**	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2038	**	5	\$900	
	Quarry Tile	10%			2034	**	5	\$2,800	
	Vinyl Tile	80%			2034	**	3	\$7,400	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2038	**	5	\$1,400	
	Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
Ceilings									
	AcousTileSusp.Lay-In	30%			2042	**	5	\$5,300	
	Embossed Metal	60%			LIFE	**	5	\$4,700	
	Exposed Concrete	10%			LIFE	**	5	\$300	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	10%			2034	**	5-10		
	Chain Link	90%			2039	**			
Site Pavements									
On-Site Walkways									
	Asphalt	20%			2032	**			
	Cast in Place Concrete	80%			2042	**			
Activity Yard									
	Asphalt	100%			2038	**			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$2,700	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 400 Amperes Main Disconnect Switch							
Transformers									
	Dry Type	100%			2027	\$16,900	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 112.5 Kilovolt-ampere, 480hv-208/120lv							
Raceway									
	Conduit	5%			2059	* *	1		
	Conduit	95%			2029	\$14,100	1		
Panelboards									
	Fused Disc Sw	4%			2028	\$1,300	5		
	Fused Disc Sw	1%			2054	* *	5		
	Molded Case Bkrs	95%			2028	\$30,300	5	\$300	
Wiring									
	Thermoplastic	95%			2029	\$17,700	1		
	Thermoplastic	5%			2059	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$39,900	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2034	* *	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2024	\$4,300	2		
Egress Lighting									
	Emergency, Service	60%			2034	* *	1		
	Exit, Service	40%			2029	\$1,800	1		
Exterior Lighting									
	HID	100%			2024	\$49,800	10		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,400	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$2,300	

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #1
Asset # : 14721

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2049	* *	1		
	Terminal Devices								
	Convactor/Radiator	100%			2034	* *	1	\$4,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	90%			2024	\$89,900	2	\$700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
	Exhaust Fans								
	Interior	80%			2024	\$35,100	2	\$300	
	Roof	20%			2029	\$4,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2027	\$54,100	1		
	Water Heater								
	Electric	100%			2028	\$10,900	4	\$100	
	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	\$3,500	

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088089

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical	\$49,800	\$39,900
Mechanical	\$125,100	\$54,100
Total	\$174,800	\$94,100
Importance Code B	\$174,800	\$94,100
Total	\$174,800	\$94,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$32,700		\$31,500	\$1,000
Interior Architecture	\$4,500	\$1,100	\$1,400	\$1,800
Electrical	\$500	\$500	\$15,800	\$400
Mechanical	\$800	\$900	\$5,900	\$900
Total	\$38,500	\$2,500	\$54,700	\$4,100
Importance Code A	\$32,700		\$31,600	\$1,000
Importance Code B	\$5,800	\$1,800	\$23,100	\$3,100
Importance Code C		\$700		
Total	\$38,500	\$2,500	\$54,700	\$4,100



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
	Glass: Special Gauge	5%			LIFE	**	1		
	Masonry: Brick Cavity	93%			LIFE	**	5	\$11,300	
Windows									
	Aluminum	98%			2045	**	5	\$1,900	
	Metal Louvers	2%			2038	**	10	\$200	
Roof									
	Single Ply Membrane	95%			2034	**	10	\$31,500	
	Skylight, Plastic	5%	Now	\$32,700	2034	**	1		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2038	**	5	\$900	
	Quarry Tile	10%			2034	**	5	\$2,800	
	Vinyl Tile	80%			2034	**	3	\$7,400	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$1,400	
	Concrete Masonry Unit	95%			LIFE	**	5	\$10,400	
Ceilings									
	AcousTileSusp.Lay-In	30%			2042	**	5	\$5,300	
	Embossed Metal	60%			LIFE	**	5	\$4,700	
	Exposed Concrete	10%			LIFE	**	5	\$300	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$2,700	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 400 Amperes Main Disconnect Switch							
<hr/>									
	Transformers								
	Dry Type	100%			2027	\$16,900	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 112.5 Kilovolt-ampere, 480hv-208/120lv							

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	95%			2029	\$14,100	1		
	Conduit	5%			2059	* *	1		
Panelboards									
	Fused Disc Sw	4%			2028	\$1,300	5		
	Fused Disc Sw	1%			2054	* *	5		
	Molded Case Bkrs	95%			2028	\$30,300	5	\$300	
Wiring									
	Thermoplastic	95%			2029	\$17,700	1		
	Thermoplastic	5%			2059	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$39,900	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2034	* *	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2024	\$4,300	2		
Egress Lighting									
	Emergency, Service	60%			2034	* *	1		
	Exit, Service	40%			2029	\$1,800	1		
Exterior Lighting									
	HID	100%			2024	\$49,800	10		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,400	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$2,300	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2049	* *	1		
Terminal Devices									
	Convactor/Radiator	100%			2034	* *	1	\$4,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Conversion Equipment							
	Exterior Pkg Unit - Cooling	90%		2024	\$89,900	2	\$700	
	No Component	10%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,900	
	Exhaust Fans							
	Interior	80%		2024	\$35,100	2	\$300	
	Roof	20%		2024	\$4,100	2	\$100	
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2027	\$54,100	1		
	Water Heater							
	Electric	100%		2028	\$10,900	4	\$100	
	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	\$3,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : HELP SEC - COTTAGE #3
Address : 126 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0092.000 / 14723 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088090

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical	\$49,800	\$39,900
Mechanical	\$125,100	\$54,100
Total	\$174,800	\$94,100
Importance Code B	\$174,800	\$94,100
Total	\$174,800	\$94,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$31,500	\$1,000
Interior Architecture	\$4,500	\$1,100	\$1,400	\$1,800
Electrical	\$500	\$500	\$15,800	\$400
Mechanical	\$800	\$900	\$5,900	\$900
Site Pavements	\$300			
Total	\$6,100	\$2,500	\$54,700	\$4,100
Importance Code A			\$31,600	\$1,000
Importance Code B	\$5,800	\$1,800	\$23,100	\$3,100
Importance Code C	\$300	\$700		
Total	\$6,100	\$2,500	\$54,700	\$4,100



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
	<i>Worn/Eroded, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Various</i>							
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	93%			LIFE	**	5	\$11,300	
Windows								
Aluminum	100%			2045	**	5	\$2,000	
Roof								
Single Ply Membrane	95%			2034	**	10	\$31,500	
Skylight, Plastic	5%			2034	**	1		
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2038	**	5	\$900	
Quarry Tile	10%			2034	**	5	\$2,800	
Vinyl Tile	80%			2034	**	3	\$7,400	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$1,400	
Concrete Masonry Unit	93%			LIFE	**	5	\$10,100	
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	
Site Pavements								
On-Site Walkways								
Asphalt	5%			2038	**			
Cast in Place Concrete	95%	4+	\$300	2042	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Front Entrance</i>							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,700	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Amperes Main Disconnect Switch</i>							

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2027	\$16,900	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 112.5 Kilovolt-ampere, 480hv-208/120lv							
	Raceway								
	Conduit	95%			2029	\$14,100	1		
	Conduit	5%			2059	* *	1		
	Panelboards								
	Fused Disc Sw	4%			2028	\$1,300	5		
	Fused Disc Sw	1%			2054	* *	5		
	Molded Case Bkrs	95%			2028	\$30,300	5	\$300	
	Wiring								
	Thermoplastic	95%			2029	\$17,700	1		
	Thermoplastic	5%			2059	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$39,900	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2034	* *	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2024	\$4,300	2		
	Egress Lighting								
	Emergency, Service	60%			2034	* *	1		
	Exit, Service	40%			2029	\$1,800	1		
	Exterior Lighting								
	HID	100%			2024	\$49,800	10		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,400	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$2,300	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2049	* *	1		
	Terminal Devices								
	Convactor/Radiator	100%			2034	* *	1	\$4,000	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	90%			2024	\$89,900	2	\$700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans									
	Interior	80%			2024	\$35,100	2	\$300	
	Roof	20%			2024	\$4,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2027	\$54,100	1		
Water Heater									
	Electric	100%			2028	\$10,900	4	\$100	
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	\$3,500	

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088091

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Interior Architecture		\$142,500
Electrical	\$49,800	\$39,900
Mechanical	\$125,100	\$54,100
Total	\$174,800	\$236,600
Importance Code B	\$174,800	\$236,600
Total	\$174,800	\$236,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,700		\$31,500	\$1,000
Interior Architecture	\$2,600	\$3,100	\$700	
Electrical	\$500	\$500	\$15,800	\$400
Mechanical	\$800	\$900	\$5,900	\$900
Total	\$20,700	\$4,500	\$54,000	\$2,200
Importance Code A	\$16,700		\$31,600	\$1,000
Importance Code B	\$4,000	\$3,800	\$22,400	\$1,300
Importance Code C		\$700		
Total	\$20,700	\$4,500	\$54,000	\$2,200



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
	Glass: Special Gauge	5%			LIFE	**	1		
	Masonry: Brick	93%			LIFE	**	5	\$11,300	
	Windows								
	Aluminum	97%			2045	**	5	\$1,900	
	Metal Louvers	3%			2032	**	10	\$400	
	Roof								
	Single Ply Membrane	95%			2034	**	10	\$31,500	
	Skylight, Plastic	5%	Now	\$16,400	2034	**	1		
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Soffits								
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2038	**	5	\$900	
	Quarry Tile	5%			2034	**	5	\$1,400	
	Vinyl Tile	85%			2029	\$142,500	3	\$5,900	
	Interior Walls								
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2038	**	5	\$1,400	
	Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
	Ceilings								
	AcousTileSusp.Lay-In	30%			2042	**	5	\$5,300	
	Embossed Metal	60%			LIFE	**	5	\$4,700	
	Exposed Concrete	10%			LIFE	**	5	\$300	
Site Pavements									
	On-Site Walkways								
	Asphalt	90%			2032	**			
	Cast in Place Concrete	10%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$2,700	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 400 Amperes Main Disconnect Switch								

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2027	\$16,900	5		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : One 112.5 Kilovolt-ampere, 480hv-208/120lv						
	Raceway								
	Conduit	5%			2059	* *	1		
	Conduit	95%			2029	\$14,100	1		
	Panelboards								
	Fused Disc Sw	4%			2028	\$1,300	5		
	Fused Disc Sw	1%			2054	* *	5		
	Molded Case Bkrs	95%			2028	\$30,300	5	\$300	
	Wiring								
	Thermoplastic	95%			2029	\$17,700	1		
	Thermoplastic	5%			2059	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$39,900	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2034	* *	10	\$11,100	
			T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
	Incandescent	2%			2024	\$4,300	2		
	Egress Lighting								
	Emergency, Service	60%			2034	* *	1		
	Exit, Service	40%			2029	\$1,800	1		
	Exterior Lighting								
	HID	100%			2024	\$49,800	10		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,400	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$2,300	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2049	* *	1		
	Terminal Devices								
	Convactor/Radiator	100%			2034	* *	1	\$4,000	
Air Conditioning									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	90%			2024	\$89,900	2	\$700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans									
	Interior	80%			2024	\$35,100	2	\$300	
	Roof	20%			2024	\$4,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2027	\$54,100	1		
Water Heater									
	Electric	100%			2028	\$10,900	4	\$100	
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	\$3,500	

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : HELP SEC - MAIN BLDG.
Address : 111 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0089.000 / 14720 **Yr Built/Renovated** : 1955 / 1985
Area Sq Ft : 68,087 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1819 **Lot** : 10 **BIN** : 1088087

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,081,200	\$277,500
Interior Architecture	\$125,500	\$39,300
Electrical	\$1,022,400	\$583,000
Mechanical	\$151,800	\$1,350,000
Site Enclosure	\$160,100	
Total	\$3,541,000	\$2,249,900
Importance Code A	\$2,081,200	\$277,500
Importance Code B	\$1,299,700	\$1,933,000
Importance Code C	\$160,100	\$39,300
Total	\$3,541,000	\$2,249,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$8,400
Interior Architecture	\$51,700			\$8,900
Electrical	\$10,700	\$10,700	\$22,700	\$7,000
Mechanical	\$10,800	\$5,400	\$58,500	\$5,400
Site Enclosure	\$16,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$93,700	\$20,100	\$85,100	\$33,700
Importance Code A			\$100	\$8,400
Importance Code B	\$77,200	\$20,100	\$85,000	\$25,300
Importance Code C	\$16,500			
Total	\$93,700	\$20,100	\$85,100	\$33,700



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	45%	0-2	\$847,700	LIFE	* *	5	\$176,000	1	
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
	Location : Various Locations, Front, Rear And Sides								
	Diagonal Cracks, Extent : Severe, Area Affected : 15%								
	Location : Rear Of Building In Courtyard Area								
	Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
	Location : Exterior Concrete Stair Near Front Of Building, Rear Elevation And Various Locations								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations								
Masonry: Brick Cavity	55%			LIFE	* *	5	\$43,000		
Windows									
Aluminum	95%			2045	* *	5	\$16,800		
Metal Louvers	5%			2038	* *	10	\$5,500		
Parapets									
Cast in Place Concrete	100%			LIFE	* *	5	\$58,600		
Roof									
Single Ply Membrane	100%	Now	\$1,233,500	2037	* *			1	
	Adhesion Failure, Extent : Severe, Area Affected : 10%								
	Location : Main Roof								
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Main Roof								
	Ponding, Extent : Severe, Area Affected : 20%								
	Location : Main Roof								
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : Main Roof								
	Explanation : Air Pockets								
Soffits									
Cast in Place Concrete	100%			LIFE	* *	5			
Interior									
Floors									
Cast in Place Concrete	8%	0-2	\$4,500	LIFE	* *	5	\$17,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Ceramic Tile	7%	0-2	\$14,800	2038	* *	5	\$3,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Quarry Tile	15%	4+	\$46,900	2042	* *	5	\$11,500		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Kitchen Area								
Vinyl Tile	70%	0-2	\$32,400	2034	* *	3	\$26,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
	Interior Walls								
	Cast in Place Concrete	10%			LIFE	* *			
	Concrete Masonry Unit	75%			LIFE	* *	5	\$39,300	
	Glass Block	5%			LIFE	* *			
	Masonry: Brick	10%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	30%	0-2	\$78,600	2034	* *	5	\$15,200	
			Cracking/Crumbling, Extent : Severe, Area Affected : 40%						
			Location : Throughout						
	Exposed Concrete	70%			LIFE	* *	5	\$11,100	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	0-2	\$160,100	2055	* *			
			Broken/Missing Elements, Extent : Severe, Area Affected : 20%						
			Location : Various						
			Corrosion/Rusting, Extent : Severe, Area Affected : 40%						
			Location : Entire						
Free Standing Walls									
	Masonry: Brick	100%	Now	\$16,500	2059	* *			
			Cracking/Crumbling, Extent : Severe, Area Affected : 80%						
			Location : Loading Dock Area, Garbage Collection Area						
Site Pavements									
	On-Site Walkways								
	Asphalt	30%			2032	* *			
	Cast in Place Concrete	70%			2042	* *			
Parking/Driveway									
	Asphalt	100%			2032	* *			
Electrical									
		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	95%			2029	\$100,400	1		
	Conduit	5%			2039	* *	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$7,200	5	\$200	
	Molded Case Bkrs	90%			2028	\$64,600	5	\$1,600	
Wiring									
	Thermoplastic	90%			2029	\$147,700	1		
	Thermoplastic	10%			2039	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$139,800	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,000	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2027	\$12,000	1	\$21,000	
Generators									
	Diesel	100%			2025	\$94,200	1	\$26,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 40 Kilowatt									
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$2,500	
Fuel Storage									
	Day Tank	50%			2028	\$2,600	5	\$6,300	
	Main Tank	50%			2032	* *	5	\$1,000	
Lighting									
Interior Lighting									
	Fluorescent	50%			2024	\$597,500	10	\$31,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2039	* *	10	\$6,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2034	* *	10	\$6,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallway And Cafeteria									
	Fluorescent	30%			2034	* *	10	\$18,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	40%			2024	\$14,300	1		
	Emergency, Service	15%			2034	* *	1		
	Exit, Service	40%			2034	* *	1		
	Exit, Service	5%			2024	\$1,200	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.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2024	\$19,600	4	\$2,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : 1st Floor To 2nd Floor					
				Explanation : Not In Service					
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	* *	1-2	\$19,100	
	Chemical System								
	Generic	100%			2024	\$27,900	1-3	\$3,700	

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088092

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Electrical	\$8,200			
Total	\$8,200			
Importance Code A				
Importance Code B	\$8,200			
Total	\$8,200			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
HELP SEC - STORAGE BLDG.
Asset # : 14739

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

Exterior

Exterior Walls

Masonry: Brick

100%

LIFE

* *

5

\$6,200

Windows

Aluminum

100%

2041

* *

5

Roof

Not Accessible

100%

Interior

Floors

Not Accessible

100%

Interior Walls

Not Accessible

100%

Ceilings

Not Accessible

100%

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

Under 600 Volts

Service Equipment

Not Accessible

100%

Transformers

Not Accessible

100%

Switchgear / Switchboard

Not Accessible

100%

Raceway

Not Accessible

100%

Panelboards

Not Accessible

100%

Wiring

Not Accessible

100%

Motor Controllers

Not Accessible

100%

Lighting

Interior Lighting

Not Accessible

100%

Egress Lighting

Not Accessible

100%

Exterior Lighting

HID

100%

2022

\$8,200

10

Alarm

Security System

Not Accessible

100%

Fire/Smoke Detection

Not Accessible

100%

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Not Accessible	100%						
	Conversion Equipment							
	Not Accessible	100%						
	Distribution							
	Not Accessible	100%						
	Terminal Devices							
	Not Accessible	100%						
Air Conditioning								
	Energy Source							
	Not Accessible	100%						
	Conversion Equipment							
	Not Accessible	100%						
	Distribution							
	Not Accessible	100%						
	Terminal Devices							
	Not Accessible	100%						
	Heat Rejection							
	Not Accessible	100%						
	Dehumidifier							
	Not Accessible	100%						
Ventilation								
	Distribution							
	Not Accessible	100%						
	Exhaust Fans							
	Not Accessible	100%						
Plumbing								
	H/C Water Piping							
	Not Accessible	100%						
	Water Heater							
	Not Accessible	100%						
	HW Heat Exchanger							
	Not Accessible	100%						
	Sanitary Piping							
	Not Accessible	100%						
	Storm Drain Piping							
	Not Accessible	100%						
	Sump Pump(s)							
	Not Accessible	100%						
	Pool Filter/Treatment							
	Not Accessible	100%						
	Sewage Ejector(s)							
	Not Accessible	100%						
	Backflow Preventer							
	Not Accessible	100%						
	Fixtures							
	Not Accessible	100%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
	Elevators							
	Not Accessible	100%						
	Escalators							
	Not Accessible	100%						
Fire Suppression								
	Standpipe							
	Not Accessible	100%						
	Sprinkler							
	Not Accessible	100%						
	Fire Pump							
	Not Accessible	100%						
	Chemical System							
	Not Accessible	100%						

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$551,900	\$112,300
Interior Architecture	\$704,000	\$867,000
Electrical	\$143,400	\$1,197,800
Mechanical	\$137,200	\$982,800
Site Pavements	\$255,800	
Total	\$1,792,300	\$3,159,800
Importance Code A	\$551,900	\$151,800
Importance Code B	\$772,400	\$2,968,100
Importance Code C	\$468,000	\$39,900
Total	\$1,792,300	\$3,159,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$39,200			
Interior Architecture	\$86,000			\$10,700
Electrical	\$44,700	\$6,800	\$8,300	\$7,900
Mechanical	\$89,900	\$16,500	\$20,700	\$15,600
Site Enclosure	\$6,900			
Site Pavements	\$7,800			\$400
Total	\$274,400	\$23,300	\$29,000	\$34,600
Importance Code A	\$46,800	\$7,600	\$7,600	\$7,600
Importance Code B	\$198,900	\$15,800	\$21,400	\$26,700
Importance Code C	\$28,800			\$400
Total	\$274,400	\$23,300	\$29,000	\$34,600



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$180,900	LIFE	**	5	\$112,300	
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : At Bulkhead Stairs							
Masonry: Limestone	5%			LIFE	**	5	\$10,500	
Stucco Cement	15%			2036	**	5	\$52,600	
Windows								
Aluminum	98%	Now	\$129,800	2047	**	5	\$14,500	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Explanation : Damaged And Missing Metal Security Grilles							
Metal Louvers	2%	Now	\$400	2040	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Rooftop Penthouse							
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$36,800	
Masonry: Brick	75%			LIFE	**	5-10	\$66,500	
	Efflorescence, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Metal Panel	5%			2051	**	5	\$2,500	
Metal: Cage/Fence	5%	Now	\$2,700	2036	**	5	\$2,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : Recreation Yard On Lower Roof							
	Deformed/Dented, Extent : Moderate, Area Affected : 5%							
	Location : Recreation Yard On Lower Roof							
Pre-Cast Concrete	5%			LIFE	**	5	\$8,200	
Roof								
Asphalt Macadam	20%	Now	\$44,200	2041	**	5	\$4,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Outdoor Recreation Area							
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Outdoor Recreation Area							
Modified Bitumen	80%	Now	\$140,200	2036	**			
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%							
	Location : Upper Roof							
	Seams Open/Split, Extent : Moderate, Area Affected : 10%							
	Location : Upper Roof							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Upper Roof And Bulkhead Stairs							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$49,900	
	Ceramic Tile	10%	Now	\$47,200	2034	**	5	\$5,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Kitchen And Toilets Throughout								
	Patching Evident, Extent : Light, Area Affected : 40%								
	Location : Kitchen And Toilets Throughout								
	Marble Panels	5%			LIFE	**	5	\$8,600	
	Vinyl Tile	75%	Now	\$388,600	2031	\$777,100	3	\$32,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Corridors, Dormitories And Offices								
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout Corridors, Dormitories And Offices								
	Loose Units, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Corridors, Dormitories And Offices								
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Corridors, Dormitories And Offices								
	Uneven Substrate, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Corridors, Dormitories And Offices								
Interior Walls									
	Ceramic Tile	5%	Now	\$62,300	2034	**	5	\$5,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 40%								
	Location : Kitchen And Toilets								
	Concrete Masonry Unit	10%			LIFE	**	5	\$16,900	
	Fiberglass Panel	5%			LIFE	**	10	\$2,600	
	Gypsum Board	10%	Now	\$4,700	LIFE	**	5	\$12,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Brick	5%			LIFE	**	10	\$3,200	
	Marble Panels	2%	Now	\$36,000	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Main Entrance								
	Plaster	63%	Now	\$114,000	LIFE	**	5	\$39,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Stair Towers A And B And Dormitories Throughout								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Stair Towers A And B And Dormitories Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%	Now	\$4,900	2044	**	5	\$5,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Offices And Laundry Rooms Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Offices And Laundry Rooms Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Offices And Laundry Rooms Throughout							
	Exposed Concrete	10%			LIFE	**	5-10	\$14,300	
	Metal Panel	10%	0-2	\$20,300	LIFE	**	5	\$14,300	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Kitchen							
	Plaster	70%	0-2	\$56,000	LIFE	**	5	\$49,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Recreation Room							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Recreation Room							
Site Enclosure									
	Fence/Gates								
	Chain Link	85%	Now	\$6,900	2051	**			
		Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : Along Glenmore Avenue							
	Iron Picket	15%			2051	**			
	Free Standing Walls								
	Cast in Place Concrete	100%			2051	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$4,800	2036	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : At Tree Pits							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : At Tree Pits							
	On-Site Walkways								
	Cast in Place Concrete	50%			2036	**			
	Metal	50%	Now	\$3,000	2041	**	1-3	\$1,300	
		Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25%							
		Location : Exterior Stair To Roof Play Area							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Exterior Stair To Roof Play Area							
		Explanation : Condemned, Not Used							

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

Asset # : 1973

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
	Parking/Driveway								
	Asphalt	90%	Now	\$255,800	2040		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Misaligned/Bulging, Extent : Severe, Area Affected : 10%					
				Location : North Lot					
				Ponding, Extent : Moderate, Area Affected : 10%					
				Location : North Lot					
				Sinking/Subsiding, Extent : Severe, Area Affected : 10%					
				Location : North Lot					
	Cast in Place Concrete	10%			2036		* *		

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2031	\$19,800	5	\$200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 2,000 Ampere Main Disconnect Switch					
	Fused Disc Sw	50%			2031	\$19,800	5	\$200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 1,200 Ampere Main Disconnect Switch					
Switchgear / Switchboard									
	Fused Disc Sw	25%			2041	* *	5	\$100	
	Fused Disc Sw	50%			2031	\$65,200	5	\$200	
	Molded Case Bkrs	25%			2041	* *	5	\$600	
Raceway									
	Conduit	25%			2041	* *	1		
	Conduit	75%			2031	\$79,300	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$9,600	5	\$200	
	Fused Toggle Switch	10%	2-4	\$9,600	2056	* *	5	\$100	
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
	Molded Case Bkrs	75%			2030	\$71,800	5	\$1,700	
	Molded Case Bkrs	5%			2039	* *	5	\$100	
Wiring									
	Braided Cloth	30%	2-4	\$49,200	2056	* *	1		
				Insulation Aged, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
	Thermoplastic	50%			2041	* *	1		
	Thermoplastic	20%			2031	\$32,800	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 1973

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2029	\$103,500	5	\$600	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$12,000	1	\$26,500	
	Generators								
	Diesel	100%	Now	\$94,200	2046	* *	1	\$30,000	
	Engine Inoperable, Extent : Severe, Area Affected : 100%								
	Location : Exterior Side Yard								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : One 188 Kilovolt-ampere								
Batteries									
	Not Accessible	100%							
Fuel Storage									
	Main Tank	100%			2034	* *	5	\$2,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : One 275 Gallon Tank								
Lighting									
	Interior Lighting								
	Fluorescent	5%			2036	* *	10	\$3,500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	45%			2026	\$602,300	10	\$31,500	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Fluorescent	50%			2036	* *	10	\$35,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Egress Lighting									
	Emergency, Service	30%			2036	* *	1		
	Emergency, Battery	20%			2031	\$22,000	10	\$3,700	
	Exit, Service	30%			2031	\$8,100	1		
	Exit, Service	20%			2036	* *	1		
Exterior Lighting									
	HID	20%			2026	\$69,500	10	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Operated Via Photocell								
	No Component	80%							

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1973

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

Alarm

Security System

No Component

90%

Generic

10%

2036

* *

1

\$3,200

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2026

\$95,300

1-3

\$5,500

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Steam Boiler

100%

2036

* *

1

\$75,500

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

Location : Basement

Explanation : 2 Natural Gas Fired Steam Boilers

Distribution

Steam Piping/Pump

100%

2041

* *

Terminal Devices

Air Handler

45%

2031

\$482,500

1

\$21,200

Convactor/Radiator

50%

Now

\$20,400

2036

* *

1

\$11,100

Broken, Extent : Light, Area Affected : 10%

Location : Traps And Thermostats

Fan Coil Unit/Heat

5%

Now

\$28,600

2031

\$57,100

1

\$1,100

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

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Exterior Pkg Unit -

Cooling

10%

2031

\$61,800

2

\$500

Window/Wall Unit

40%

2026

\$63,600

1

Other Observation, Extent : Light, Area Affected : 30%

Location : 3rd Floor

Explanation : Third Floor Units Maintained By Others

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$67,300

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

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

Asset # : 1973

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%	Now	\$81,400	2031	\$271,300	2	\$1,900	
				Not in Service, Extent : Severe, Area Affected : 100%					
				Location : 3rd And 4th Floors					
				Other Observation, Extent : Light, Area Affected : 20%					
				Location : 3rd And 4th Floors					
				Explanation : Some Large Ceiling Fans Have Been Installed					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$46,500	2	\$1,100	
	Sanitary Piping								
	Cast Iron	100%	Now	\$55,800	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 10%					
				Location : Kitchen Sinks Cannot Be Used Becuase The Waste Comes Back Up The Floor Drains					
				Other Observation, Extent : Moderate, Area Affected : 10%					
				Location : Kitchen					
				Explanation : The Grease Traps Are Not Maintained And Are Corroded					
	Storm Drain Piping								
	Cast Iron	100%	Now	\$3,200	LIFE	* *	1		
				Broken, Extent : Moderate, Area Affected : 10%					
				Location : North Side Over Recreation Room, Probable Cracked Storm Drain Pipe					
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$13,100	4	\$2,700	
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2036	* *	1	\$2,300	
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : Basement					
				Explanation : Sprinkler Service					
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$21,400	
	Fire Pump								
	Generic	100%			2040	* *	1	\$14,200	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : JACKSON FAMILY RESIDENCE
Address : 691 EAST 138TH STREET BTWN CYPRESS AVE. - JACKSON AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0057.000 / 52 **Yr Built/Renovated** : 1990 / 2012
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2567 **Lot** : 13 **BIN** : 2003811

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$416,500	\$86,900
Interior Architecture	\$92,900	\$125,100
Electrical		\$418,400
Mechanical	\$104,200	\$85,800
Site Pavements		\$122,000
Total	\$613,500	\$838,200
Importance Code A	\$416,500	\$86,900
Importance Code B	\$197,000	\$587,100
Importance Code C		\$164,100
Total	\$613,500	\$838,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$22,200	\$300		\$6,600
Interior Architecture	\$6,200	\$6,600	\$62,500	\$7,700
Electrical	\$30,600	\$3,300	\$2,800	\$3,400
Mechanical	\$46,900	\$6,700	\$16,300	\$6,700
Site Enclosure	\$11,500			
Site Pavements	\$34,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$156,100	\$20,900	\$85,600	\$28,400
Importance Code A	\$25,200	\$3,400	\$3,000	\$9,600
Importance Code B	\$78,400	\$17,400	\$82,600	\$18,800
Importance Code C	\$52,500			
Total	\$156,100	\$20,900	\$85,600	\$28,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
JACKSON FAMILY RESIDENCE
Asset # : 52

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Glass Block	2%			LIFE	**	5	\$600	
	Masonry: Brick	70%	0-2	\$219,700	LIFE	**	5	\$34,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%									
Location : Main Outside Play Area									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Control Joints Throughout									
	Pre-Cast Concrete	28%			LIFE	**	5	\$44,300	
Windows									
	Aluminum	100%	Now	\$196,800	2044	**	5	\$5,500	
Air Infiltration, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%									
Location : Roof Cupola									
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout Facade, Roof Cupola									
Parapets									
	Masonry: Brick	30%	0-2	\$16,600	LIFE	**	5	\$500	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%									
Location : Above Roof Flashing									
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : Control Joints									
	Metal Panel	10%			2038	**	5	\$600	
	Metal Rail	40%			2045	**	5-10	\$10,800	
	No Component	20%							
Roof									
	Metal Panel	35%	0-2	\$5,500	2041	**			
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 1%									
Location : Roof									
	Modified Bitumen	65%			2036	**	10	\$42,600	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2024	\$60,300	3	\$6,600	
	Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
	Ceramic Tile	10%	Now	\$36,600	2037	**	5	\$4,400	
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Bathroom Showers								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Bathroom Showers								
	Sheet Vinyl/Rubber	10%			2033	**	5	\$13,300	
	Vinyl Tile	70%	0-2	\$56,200	2033	**	3	\$23,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : At Entrance/ Exits								
Interior Walls									
	Concrete Masonry Unit	25%			LIFE	**	5	\$10,000	
	Glass: Single Pane	2%			LIFE	**	5	\$1,500	
	Gypsum Board	70%	Now	\$6,200	LIFE	**	5	\$42,100	
	Recent Repair Evident, Extent : Light, Area Affected : 15%								
	Location : Supply Closet First Floor And Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Supply Closet First Floor								
	Other Observation, Extent : Severe, Area Affected : 5%								
	Location : First Floor Supply Closet								
	Explanation : Mold On Walls And Odor In The Air								
	Masonry: Brick	3%			LIFE	**			
Ceilings									
	Exposed Concrete	10%			LIFE	**	5	\$1,400	
	Gypsum Board	75%			LIFE	**	5	\$83,000	
	Plaster	15%			LIFE	**	5	\$8,300	
Site Enclosure									
Fence/Gates									
	Chain Link	25%			2048	**			
	Exposed Struc: Steel	45%			LIFE	**			
	Paint Peeling, Extent : Moderate, Area Affected : 75%								
	Location : Throughout, Galvanized Steel Adhesion Issues								
	Iron Picket	25%	0-2	\$11,500	2048	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : Troughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Iron Picket	5%			2063	**			
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2033	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%	Now	\$32,400	2041		* *		
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout Front Entry Area								
Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
Location : Front Entry Area, Tree Roots								
Tripping Hazard, Extent : Severe, Area Affected : 20%								
Location : Throughout Front Entry Area								
Cast in Place Concrete	15%			2041		* *		
Parking/Driveway								
Asphalt	100%	0-2	\$2,400	2031	\$122,000			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Explanation : Vegetation Growth								
Activity Yard								
Rubber Matting	100%			2033		* *		

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2048	* *	5	\$300		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 800 Amperes									
Switchgear / Switchboard									
Fused Disc Sw	100%			2048	* *	5	\$300		
Raceway									
Conduit	100%			2038	* *	1			
Panelboards									
Molded Case Bkrs	100%			2036	* *	5	\$1,600		
Wiring									
Thermoplastic	100%			2038	* *	1			
Motor Controllers									
Locally Mounted	100%			2033	* *	5	\$400		
Ground									
Grounding Devices									
Generic	100%	2-4	\$10,200	LIFE	* *	5	\$900		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Stand-by Power									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$2,300	
		Abandoned In Place, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Uninterruptible Power Supply 55 Amperes 245 Volts DC							
Lighting									
	Interior Lighting								
	LED	94%			2033	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Motion Sensors							
	LED	6%	Now	\$9,000	2033	* *			
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Multipurpose Room And 1st Floor Classrooms							
		Explanation : Lens Covers Are Missing							
	Egress Lighting								
	Emergency, Battery	50%			2028	\$43,900	10	\$7,400	
	Exit, Battery	50%			2028	\$37,200	10	\$2,100	
	Exterior Lighting								
	LED	30%			2033	* *			
	No Component	70%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%	Now	\$2,000	2033	* *	1	\$10,300	
		Devices Damaged, Extent : Moderate, Area Affected : 50%							
		Location : 1st Floor And Residential Units							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : 1st Floor And Residential Units							
		Explanation : Intercom Does Not Work							
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Analog	50%	Now	\$6,700	2028	\$337,300	1-3	\$17,100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Explanation : Kitchen Smoke Detectors Are Creating False Alarms							

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2041	**	1	\$30,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Gas Fired Hot Water Boilers - Equipment Appears To Be Well Maintained							
	Distribution								
	Hot Wtr Piping/Pump	100%			2044	**	4	\$3,000	
	Terminal Devices								
	Air Handler	10%			2028	\$85,800	1	\$3,800	
	Convector/Radiator	90%			2033	**	1	\$17,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Split Unit	8%			2023	\$104,200			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : Deteriorated Condenser Pipe Insulation							
	Split Unit	2%	Now	\$26,000	2038	**			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Pre-K And Toddler Room							
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Lower Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lower Roof Outdoor Units, Pre-K And Toddler Room Indoor Units							
		Explanation : Outdoor Unit Defective 2 Of 7. Rooms Affected Pre-K And Toddler Room, Indoor Units Malfunctioning.							
	Window/Wall Unit	10%			2022	\$12,700	1		
	No Component	80%							
	Distribution								
	Ductwork/Diffusers	10%	Now	\$700	LIFE	**	2	\$7,900	
		Insul. Deteriorating, Extent : Light, Area Affected : 2%							
		Location : Basement Hallway							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement And 2nd Floor Multi-Purpose Room							
		Explanation : Ductwork In Basement And Multi-Purpose Room 2nd Floor							
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	99%			2033	* *	2	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Equipment Appears To Be Well Maintained							
	Wall Unit	1%			2033	* *	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Booster Pump							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : 1st Floor Hallway By Director Office							
		Explanation : Time To Time The Building Experiences Sewage Backup In 1st Floor Hallway.							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$9,300	4	\$1,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2038	* *	1-2	\$17,100	
		No Backflow Preventer, Extent : Light, Area Affected : 100%							
		Location : Basement							

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 30,690 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$763,900	
Electrical		\$319,300
Mechanical		\$300,000
Total	\$763,900	\$619,300
Importance Code A	\$763,900	
Importance Code B		\$619,300
Total	\$763,900	\$619,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$31,600	\$3,800		
Interior Architecture	\$61,200	\$11,200	\$1,100	\$6,800
Electrical	\$2,100	\$2,800	\$2,400	\$2,200
Mechanical	\$34,700	\$4,300	\$6,200	\$48,600
Site Enclosure	\$1,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$135,400	\$26,000	\$13,700	\$61,600
Importance Code A	\$34,600	\$6,800	\$3,000	\$3,100
Importance Code B	\$79,000	\$13,400	\$10,600	\$58,500
Importance Code C	\$21,800	\$5,800		
Total	\$135,400	\$26,000	\$13,700	\$61,600



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	36%	0-2	\$124,000	LIFE	**	5	\$12,800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : All Facades							
Masonry: Brick	60%	Now	\$206,700	LIFE	**	5	\$21,400	1
	Expansion Joint Failure, Extent : Severe, Area Affected : 40%							
	Location : Bulkhead							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Staircase A, Several 4th Floor Rooms							
Pre-Cast Concrete	2%			LIFE	**	5	\$2,300	
Stucco Cement	2%			2043	**	5	\$1,800	
Windows								
Aluminum	100%	Now	\$14,100	2046	**	5	\$1,600	
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Staircase A On The 4th Floor							
Parapets								
Masonry: Brick	45%	Now	\$14,500	LIFE	**	5	\$2,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Stucco On Brick Inner Face							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Roof And Exterior Face							
Masonry: Brick	40%			LIFE	**	5	\$2,100	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Rail	5%			2043	**	5-10	\$4,700	
Pre-Cast Concrete	5%	Now	\$3,000	LIFE	**	5	\$1,600	
	Water Penetration, Extent : Severe, Area Affected : 40%							
	Location : Roof							
	Other Observation, Extent : Severe, Area Affected : 40%							
	Location : Main Roof							
	Explanation : Missing Coping Stone Flashing							
Roof								
Modified Bitumen	95%	Now	\$369,600	2040	**			1
	Ponding, Extent : Moderate, Area Affected : 5%							
	Location : Main Roof							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Rooms 401, 405, 411 And Others							
Skylight, Metal/Glass	5%	Now	\$63,500	2040	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	2%	Now	\$500	LIFE	**	5	\$2,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Stairs Steps							
	Ceramic Tile	5%			2039	**	5	\$2,300	
	Quarry Tile	20%			2035	**	5	\$13,600	
	Terrazzo	38%	Now	\$17,100	LIFE	**	5	\$13,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Steps							
	Vinyl Tile	35%			2035	**	3	\$5,900	
Interior Walls									
	Ceramic Tile	15%			2033	**	5	\$11,600	
	Concrete Masonry Unit	10%			LIFE	**	5	\$3,100	
	Gypsum Board	15%			LIFE	**	5	\$7,000	
	Plaster	60%	Now	\$19,900	LIFE	**	5	\$14,000	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Staircase A, Room 401 And Other 4th Floor Units							
Ceilings									
	AcousTileSusp.Lay-In	15%			2043	**	5	\$6,800	
	Gypsum Board	10%			LIFE	**	5	\$5,700	
	Plaster	75%	Now	\$23,800	LIFE	**	5	\$21,200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Staircase A, Throughout 4th Floor							
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$1,800	2050	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Gate On 175th Street							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2043	**			
Parking/Driveway									
	Asphalt	60%			2039	**			
	Cast in Place Concrete	40%			2043	**			
Activity Yard									
	Asphalt	55%			2039	**			
	Rubber Matting	45%			2035	**			

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$5,200	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 800 Amperes.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$78,300	5	\$100	
	Raceway								
	Conduit	90%			2030	\$33,900	1		
	Conduit	10%			2040	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2029	\$2,400	5		
	Molded Case Bkrs	85%			2029	\$40,700	5	\$700	
	Molded Case Bkrs	10%			2038	* *	5	\$100	
	Wiring								
	Thermoplastic	90%			2030	\$49,500	1		
	Thermoplastic	10%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2028	\$79,900	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	LED	100%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2038	* *	10	\$3,700	
	Exit, Service	50%			2038	* *	1		
	Exterior Lighting								
	HID	30%			2030	\$37,100	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	* *	1	\$3,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$18,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2050	**	1		
			Other Observation, Extent : Light, Area Affected : 100% Location : Underground Vault In Parking Lot Explanation : One 5,000 Gallon Tank						
	Conversion Equipment								
	Steam Boiler	100%			2043	**	1	\$30,400	
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 1 Dual Fuel Sectional Steam Boiler						
	Distribution								
	Steam Piping/Pump	100%	0-2	\$2,700	2030	\$135,700			
			Insul. Deteriorating, Extent : Moderate, Area Affected : 10% Location : Boiler Room						
	Terminal Devices								
	Convactor/Radiator	100%			2028	\$164,300	1	\$9,900	
			On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout						
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Window/Wall Unit	40%			2025	\$25,600	1		
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$2,600	
	No Component	85%							
	Exhaust Fans								
	Interior	5%			2030	\$5,500	2		
	Roof	10%			2030	\$5,100	2	\$100	
	No Component	85%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$22,900	2040	**	1		
			Loose, Extent : Moderate, Area Affected : 80% Location : Raising Valves, Various Locations In Basement Other Observation, Extent : Moderate, Area Affected : 20% Location : Water Main Piping, Basement Explanation : Insulation Needed						
	Water Heater								
	Gas Fired	100%			2025	\$18,700	2	\$400	
	HW Heat Exchanger								
	Steam Fired	100%			2040	**	4	\$3,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	0-2	\$4,500	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$4,700	4	\$1,000	
	Backflow Preventer								
	Generic	100%			2030	\$7,800	1	\$1,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : 1 Unit. Repair Parts Are Out Of Market.							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2030	\$15,000	1-2	\$400	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 9,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$111,300	
Mechanical		\$88,000
Total	\$111,300	\$88,000
Importance Code A	\$111,300	
Importance Code B		\$88,000
Total	\$111,300	\$88,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$40,000			\$11,100
Interior Architecture	\$10,500	\$800	\$1,700	\$3,900
Electrical	\$600	\$800	\$700	\$600
Mechanical	\$8,000	\$1,300	\$1,900	\$16,300
Total	\$59,100	\$2,800	\$4,300	\$31,900
Importance Code A	\$40,800	\$900	\$900	\$12,000
Importance Code B	\$7,700	\$2,000	\$1,700	\$19,900
Importance Code C	\$10,500		\$1,700	
Total	\$59,100	\$2,800	\$4,300	\$31,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%			LIFE	**	5	\$4,700	
	Masonry: Brick	48%	Now	\$58,100	LIFE	**	5	\$9,000	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : All Facades Of 4 Story Building							
	Pre-Cast Concrete	2%			LIFE	**	5	\$1,200	
	Stucco Cement	25%			2035	**	5	\$11,800	
Windows									
	Aluminum	100%			2046	**	5	\$1,700	
Parapets									
	Masonry: Brick	15%	Now	\$33,100	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Stair Bulkhead							
	Masonry: Brick	55%			LIFE	**	5	\$2,000	
	Pre-Cast Concrete	5%	Now	\$6,800	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Stair Bulkhead And Parapet Wall							
	Wood Cornice	25%			2040	**	5-10	\$11,800	
Roof									
	Asphalt Shingle	70%			2039	**	10	\$1,400	
	Modified Bitumen	30%	Now	\$53,100	2040	**			
		Water Penetration, Extent : Severe, Area Affected : 80%							
		Location : 4th Floor Corridor, Room 450, Stair D Bulkhead.							
Interior									
Floors									
	Quarry Tile	35%			2035	**	5	\$7,900	
	Terrazzo	35%			LIFE	**	5	\$4,100	
	Vinyl Tile	28%			2035	**	3	\$1,600	
	Wood	2%			2058	**	5	\$600	
Interior Walls									
	Ceramic Tile	15%			2039	**	5	\$3,400	
	Concrete Masonry Unit	10%			LIFE	**	5	\$900	
	Gypsum Board	20%			LIFE	**	5	\$2,700	
	Plaster	55%	Now	\$10,500	LIFE	**	5	\$3,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Stair D At 1st And 4th Floor							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Stair D							
Ceilings									
	Gypsum Board	20%			LIFE	**	5	\$3,600	
	Plaster	80%			LIFE	**	5	\$7,200	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2040	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2043

* *

On-Site Walkways

Cast in Place Concrete

100%

2043

* *

Parking/Driveway

Asphalt

100%

2039

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2030

\$2,700

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Raceway

Conduit

100%

2030

\$9,100

1

Panelboards

Fused Disc Sw

5%

2029

\$800

5

Molded Case Bkrs

95%

2029

\$19,700

5

\$200

Wiring

Thermoplastic

100%

2030

\$11,400

1

Motor Controllers

Locally Mounted

100%

2047

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$100

Lighting

Interior Lighting

LED

100%

2038

* *

Egress Lighting

Emergency, Battery

50%

2038

* *

10

\$1,100

Exit, Service

50%

2038

* *

1

Exterior Lighting

HID

30%

2030

\$10,900

10

No Component

70%

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$1,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Cameras*

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

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

Asset # : 4465

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$5,500

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

Location : Throughout The Building

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

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

Heating

Energy Source

Fuel Oil No 2

100%

2040

* *

5

\$2,800

Conversion Equipment

Steam Boiler

100%

2035

* *

1

\$8,900

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

Location : Basement Boiler Room

Explanation : 1 Steam Boiler

Distribution

Steam Piping/Pump

100%

2030

\$39,800

Terminal Devices

Convactor/Radiator

100%

2028

\$48,200

1

\$2,900

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

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Window/Wall Unit

25%

2025

\$4,700

1

No Component

75%

Ventilation

Distribution

Ductwork/Diffusers

20%

LIFE

* *

2-5

\$1,000

No Component

80%

Exhaust Fans

Interior

20%

2030

\$6,400

2

\$100

No Component

80%

Plumbing

H/C Water Piping

Brass/Copper

100%

0-2

\$6,700

2040

* *

1

Loose, Extent : Moderate, Area Affected : 80%

Location : Raising Valves, Various Locations In Basement

Other Observation, Extent : Moderate, Area Affected : 20%

Location : Water Main Piping, Basement

Explanation : Insulation Needed

Water Heater

Oil Fired

100%

2025

\$7,500

1

\$300

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

Asset # : 4465

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2040	* *	4	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : The Boiler Has A Heat Exchanger For Domestic Hot Water Supply									
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Around The Perimeter Of The Building									
Explanation : Aluminum Scupper And Leaders Observed									
	Sump Pump(s) Non-Submersible	100%			2025	\$1,400	4	\$200	
	Backflow Preventer Generic	100%			2030	\$2,300	1	\$600	
	Fixtures Generic	100%							
Fire Suppression									
	Sprinkler No Component	95%							
	Generic	5%			2030	\$4,400	1-2	\$100	

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

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)
Address : 179-191 E 100TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0061.000 / 3010 **Yr Built/Renovated** : 1912 / 1992
Area Sq Ft : 85,476 **Project Type** : HOMELESS SERVICES
Date of Survey : 15-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1628 **Lot** : 24 **BIN** : 1051796

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$421,700	\$199,400
Interior Architecture	\$880,400	\$261,100
Electrical		\$1,896,400
Mechanical	\$26,100	\$446,700
Total	\$1,328,200	\$2,803,600
Importance Code A	\$421,700	\$528,900
Importance Code B	\$715,600	\$2,202,100
Importance Code C	\$191,000	\$72,700
Total	\$1,328,200	\$2,803,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$40,500			
Interior Architecture	\$6,500			\$3,700
Electrical	\$2,000	\$2,100	\$2,300	\$3,200
Mechanical	\$11,400	\$7,900	\$26,800	\$10,000
Total	\$60,400	\$10,000	\$29,100	\$16,800
Importance Code A	\$44,700	\$4,200	\$4,400	\$4,200
Importance Code B	\$15,700	\$5,800	\$24,700	\$12,600
Importance Code C				
Total	\$60,400	\$10,000	\$29,100	\$16,800



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Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 3010

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$58,100	
	Masonry: Brick	45%			LIFE	**	5	\$66,900	
	Metal, Corrugated	10%			2055	**	1		
	Stucco Cement	40%			2042	**	5	\$148,800	
Windows									
	Aluminum	90%	Now	\$255,700	2045	**	5	\$14,300	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%							
		Location : Throughout							
	Metal Clad	10%			2037	**	5	\$19,800	
Parapets									
	Masonry: Brick	65%			LIFE	**	5	\$6,200	
	Stucco Cement	35%			2042	**	5	\$8,700	
Roof									
	Modified Bitumen	95%	4+	\$91,600	2034	**			
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : 183 East 100th Street							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Roof Over Community Room							
	Skylight, Metal/Glass	5%	2-4	\$26,300	2049	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 179 East 100th Street							
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$3,200	LIFE	**	5	\$12,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Cast in Place Concrete	5%	Now	\$3,200	LIFE	**	5	\$12,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	20%	Now	\$145,300	2038	**	5	\$11,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Vinyl Tile	25%	0-2	\$53,100	2034	**	3	\$11,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Wood	45%	0-2	\$371,000	2044	**	5	\$49,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							

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

Asset # : 3010

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	25%	2-4	\$137,300	2038	* *	5	\$23,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	65%	Now	\$53,600	LIFE	* *	5	\$72,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Fieldstone	5%			LIFE	* *			
	Plaster	5%			LIFE	* *	5	\$2,800	
Ceilings									
	Gypsum Board	95%	Now	\$120,100	LIFE	* *	5	\$139,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Plaster	5%			LIFE	* *	5	\$3,700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2049	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2034	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2034	* *			
Electrical									
		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2049	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Services Rated At 800 Amperes And 1,200 Amperes In 183 And 189 Buildings							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2049	* *	5	\$400	
	Raceway								
	Conduit	100%			2049	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2045	* *	5	\$200	
	Molded Case Bkrs	90%			2045	* *	5	\$2,000	
	Wiring								
	Thermoplastic	100%			2049	* *	1		

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

Asset # : 3010

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2034	* *	5	\$300	
	Locally Mounted	50%			2027	\$89,900	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Water Main								
	Explanation : Covered With Insulation								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2029	\$600,100	10	\$31,400	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Incandescent	60%			2029	\$900,100	2	\$1,100	
	Egress Lighting								
	Exit, Service	50%			2029	\$15,200	1		
	Exit, Battery	50%			2029	\$52,100	10	\$2,900	
	Exterior Lighting								
	HID	20%			2029	\$68,900	10	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Rooftop And Perimeter								
	Explanation : Controlled Via Photocell								
	No Component	80%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2029	\$138,000	1	\$16,000	
	Fire/Smoke Detection								
	No Component	95%							
	Generic, Analog	5%			2029	\$47,300	1-3	\$2,600	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	50%			2027	\$329,400	1	\$21,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit With 4 Sections							
	Hot Water Boiler	50%			2046	* *	1	\$21,100	
		Recent Installation, Extent : Light, Area Affected : 50%							
		Location : Basement For Building 179 And 183							

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

Asset # : 3010

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	**	4	\$4,200	
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$27,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Split Unit	5%			2029	\$91,200			
	Window/Wall Unit	10%			2024	\$17,800	1		
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$9,500	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2037	**	2	\$500	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Roof							
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2039	**	1		
	Galvanized Steel	80%			2034	**	1		
	Water Heater								
	Gas Fired	50%			2022	\$26,100	2	\$600	
	Gas Fired	50%			2028	\$26,100	2	\$600	
		Recent Installation, Extent : Light, Area Affected : 50%							
		Location : Basement For Building 179 And 183							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2022	\$2,900	4	\$2,700	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2039	**	1-2	\$6,000	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$92,700	
Interior Architecture	\$48,400	
Total	\$141,100	
Importance Code A	\$92,700	
Importance Code B	\$48,400	
Total	\$141,100	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$107,800		\$800	
Interior Architecture	\$55,300			\$700
Electrical	\$700	\$400	\$500	\$500
Mechanical	\$700	\$800	\$8,700	\$800
Total	\$164,500	\$1,200	\$10,100	\$1,900
Importance Code A	\$108,200	\$400	\$1,300	\$400
Importance Code B	\$40,000	\$800	\$8,700	\$1,500
Importance Code C	\$16,300			
Total	\$164,500	\$1,200	\$10,100	\$1,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Exterior								
	Exterior Walls							
	Masonry: Brick	55%	Now	\$47,900	LIFE	**	5	\$5,000
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%						
		Location : North Facade And Throughout						
		Spalling, Extent : Moderate, Area Affected : 25%						
		Location : Throughout						
		Worn/Eroded, Extent : Moderate, Area Affected : 25%						
		Location : Throughout						
	Masonry: Limestone	15%	Now	\$35,000	LIFE	**	5	\$1,000
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%						
		Location : Throughout						
		Vertical Cracks, Extent : Moderate, Area Affected : 2%						
		Location : East Facade						
	Metal Panel	5%			2029	\$3,500	5-10	\$3,100
	Stucco Cement	25%	Now	\$34,800	2042	**	5	\$2,800
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%						
		Location : Throughout						
Windows								
	Aluminum	95%	Now	\$11,100	2045	**	5	\$600
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%						
		Location : Throughout						
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%						
		Location : East Facade, Second Floor Bathroom						
	Wood	5%	Now	\$2,000	2054	**	5	\$300
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%						
		Location : Basement						
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%						
		Location : Basement						
		Split/Cracked, Extent : Moderate, Area Affected : 50%						
		Location : Basement						

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets	Cast Stone/Terra Cotta	5%	Now	\$2,600	LIFE	**	5	\$400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Masonry: Brick	45%	Now	\$10,600	LIFE	**	5	\$400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Spalling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Masonry: Limestone	15%	Now	\$4,800	LIFE	**	5	\$200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Metal: Cage/Fence	35%	0-2	\$7,100	2049	**	5	\$1,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
	Built-Up (BUR)	85%	0-2	\$44,800	2039	**			
	Alligatoring, Extent : Moderate, Area Affected : 85%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Metal, Corrugated	10%			2027	\$1,700	1		
	Skylight, Metal/Glass	5%			2029	\$28,700	10	\$600	
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	0-2	\$700	LIFE	**	5	\$1,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%	0-2	\$300	2038	**	5	\$200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Sheet Vinyl/Rubber	5%	Now	\$10,600	2039	**	5	\$300	
		Adhesion Failure, Extent : Moderate, Area Affected : 20%							
		Location : Roof Stairs							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 60%							
		Location : Roof Stairs							
	Vinyl Tile	80%	Now	\$48,400	2039	**	3	\$2,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	10%	0-2	\$2,600	2032	**	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	25%			LIFE	**	5	\$1,300	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 2%							
		Location : Stairwell							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stairwell							
	Wood	65%	4+	\$13,700	LIFE	**	5	\$23,000	
		Deteriorated Finish, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	80%	Now	\$23,000	2042	**	5	\$2,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Gypsum Board	20%	Now	\$4,300	LIFE	**	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stairwell							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stairwell							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2049	**			
Site Pavements									

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

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

Site Pavements

Public Sidewalk

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

Cast in Place Concrete	100%			2034		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

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

Raceway

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

Panelboards

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

Thermoplastic	100%			2039		**	1		
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Motor Controllers

Locally Mounted	98%			2034		**	5		
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Locally Mounted	2%	2-4	\$200	2049		**	5		
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*Corroded, Extent : Moderate, Area Affected : 50%**Location : Roof*

Ground

Grounding Devices

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

Transfer Switches

Automatic	100%			2034		**	1	\$1,400	
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Generators

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

Lighting

Interior Lighting

Fluorescent	100%			2029	\$10,400		10	\$4,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

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

Electrical		Current Repair		Future Replacement		Maintenance		
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	\$900	1				
Emergency, Battery	10%		2029	\$600	10			\$100	
Exit, Service	50%		2029	\$600	1				

Exterior Lighting

HID	100%		2039	* *	10				
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Alarm

Fire/Smoke Detection

No Component	50%								
Generic, Analog	50%		2034	* *	1-3			\$1,400	

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

Heating

Energy Source

Natural Gas	100%		2039	* *	1				
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Conversion Equipment

Steam Boiler	100%		2034	* *	1			\$4,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Steam Piping/Pump	100%		2029	\$19,700					
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Terminal Devices

Convactor/Radiator	100%		2027	\$23,800	1			\$1,400	
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Air Conditioning

Energy Source

Electricity	100%		2037	* *	1				
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Conversion Equipment

Exterior Pkg Unit - Cooling	20%		2024	\$7,200	2			\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Rooftop

Explanation : 2 Units Serve Hallways.

Window/Wall Unit	5%		2024	\$500	1				
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Other Observation, Extent : Light, Area Affected : 100%

Location : 1st Floor - Security Office

Explanation : 1 Unit

No Component	75%								
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Distribution

Ductwork/Diffusers	20%		LIFE	* *	2			\$1,200	
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No Component	80%								
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Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Wall Unit	5%		2024	\$100	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 2nd Floor - Bathroom And Basement - Kitchen</i> <i>Explanation : 2 Units</i>						
	No Component	95%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2029	\$33,200	1		
	Water Heater							
	Gas Fired	100%		2027	\$2,700	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2039	* *	1-2	\$1,200	
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i>						

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 06-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 458 **Lot** : 4 **BIN** : 1079828

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Interior Architecture	\$70,400	
Electrical	\$154,100	\$717,000
Mechanical		\$361,100
Total	\$224,600	\$1,078,100
Importance Code B	\$224,600	\$1,078,100
Total	\$224,600	\$1,078,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$15,500		\$55,600	\$2,100
Interior Architecture		\$3,400	\$10,300	\$4,900
Electrical	\$14,900	\$2,700	\$5,800	\$2,300
Mechanical	\$15,300	\$3,900	\$7,200	\$4,500
Total	\$45,700	\$10,000	\$78,800	\$13,700
Importance Code A	\$16,700	\$1,200	\$56,800	\$3,200
Importance Code B	\$29,000	\$6,600	\$22,000	\$10,500
Importance Code C		\$2,200		
Total	\$45,700	\$10,000	\$78,800	\$13,700



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	7%			LIFE	**			
	Masonry: Brick	35%			LIFE	**	5	\$20,300	
	Masonry: Limestone	5%			LIFE	**	5	\$2,200	
	Metal Panel	5%			2039	**	5-10	\$19,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : West Facade									
Explanation : Metal Cornice									
	Stucco Cement	45%			2034	**	5	\$65,200	
	Window Wall	3%			2049	**	5	\$6,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : First Floor Entry									
Explanation : This Is Actually Storefront Glazing									
Windows									
	Aluminum	100%			2045	**	5	\$4,200	
Parapets									
	Masonry: Brick	70%			LIFE	**	5	\$4,000	
	Metal Rail	25%			2042	**	5-10	\$25,500	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,800	
Roof									
	Modified Bitumen	98%			2034	**	10	\$14,300	
	Skylight, Metal/Glass	2%			2049	**	10	\$1,000	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$10,000	
	Ceramic Tile	5%			2038	**	5	\$2,300	
	Vinyl Tile	85%	4+	\$70,400	2039	**	3	\$14,600	
Uneven Substrate, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$4,400	
	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%			LIFE	**			
	Plaster	38%			LIFE	**	5	\$10,100	
Ceilings									
	AcousTileSusp.Lay-In	45%			2034	**	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%			2034	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	90%			2029	\$4,700	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
	Fused Disc Sw	5%			2029	\$300	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch For Fire Pump							
	Fused Disc Sw	5%			2029	\$300	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Main Disconnect Switch For Emergency							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$78,300	5	\$100	
	Raceway								
	Conduit	100%			2029	\$37,700	1		
	Panelboards								
	Fused Disc Sw	5%			2028	\$1,600	5		
	Molded Case Bkrs	95%			2028	\$30,300	5	\$600	
	Wiring								
	Thermoplastic	100%			2029	\$54,900	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$59,900	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main Basement							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2027	\$5,800	1	\$7,200	
	Generators								
	Diesel	100%			2025	\$60,200	1	\$9,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 100 Kilowatts							
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$900	
	Fuel Storage								
	Main Tank	100%			2032	**	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 275 Gallons							

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$408,900	10	\$21,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Egress Lighting								
	Emergency, Service	60%			2029	\$7,300	1		
	Exit, Service	40%			2024	\$3,300	1		
	Exterior Lighting								
	HID	100%			2024	\$93,900	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$22,600	1	\$2,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Lobby									
Explanation : CCTV Surveillance Cameras									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2029	\$77,300	1-3	\$4,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Manual Pull Station, Strobe Lights, Alarm Bells, Horns And Smoke Detectors									
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2042	* *	1	\$11,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 3 Units									
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,100	
	Terminal Devices								
	Convector/Radiator	90%			2027	\$112,300	1	\$6,800	
	Fan Coil Unit/Heat	10%			2034	* *	1	\$800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Interior Pkg Unit - Cooling	20%			2027	\$174,200	2	\$300	
	Reciprocating Compr/Chiller	10%			2029	\$19,800	1	\$1,100	
Other Observation, Extent : Light, Area Affected : 10%									
Location : 1st Floor Roof									
Explanation : One Split Air Conditioning Unit									
	Window/Wall Unit	5%			2024	\$2,400	1		
	No Component	65%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2029	\$15,500	1	\$800	
	No Component	90%							
Heat Rejection									
	Dry Cooler	10%			2029	\$4,400	2	\$1,600	
Other Observation, Extent : Light, Area Affected : 30%									
Location : First Floor Roof									
Explanation : 1 Exterior Unit									
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
Exhaust Fans									
	Interior	90%			2029	\$74,600	2	\$600	
	Roof	10%			2029	\$3,900	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2039	**	1		
	Galvanized Steel	70%			2034	**	1		
Water Heater									
	Electric	100%	0-2	\$12,300	2027	\$20,500	4	\$100	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : 2 Of 3 Units Not Working In The Basement									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	Generic	100%			2039	**	1-2	\$6,500	
Fire Pump									
	Generic	100%			2038	**	1	\$4,400	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,063,700	\$372,800
Interior Architecture	\$994,700	\$2,378,800
Electrical	\$1,133,200	\$3,316,700
Mechanical	\$1,019,100	\$3,861,100
Total	\$5,210,600	\$9,929,400
Importance Code A	\$2,063,700	\$414,800
Importance Code B	\$2,912,500	\$8,211,000
Importance Code C	\$234,500	\$1,303,600
Total	\$5,210,600	\$9,929,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$70,000		\$40,600	
Interior Architecture	\$130,800		\$6,000	\$7,900
Electrical	\$58,100	\$11,300	\$11,000	\$37,600
Mechanical	\$92,000	\$27,700	\$24,100	\$24,200
Total	\$350,700	\$39,000	\$81,700	\$69,700
Importance Code A	\$84,100	\$13,900	\$54,500	\$13,900
Importance Code B	\$232,500	\$25,100	\$27,300	\$55,800
Importance Code C	\$34,100			
Total	\$350,700	\$39,000	\$81,700	\$69,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$168,200	
	Masonry: Brick	70%	Now	\$242,800	LIFE	**	5	\$150,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Granite	2%			LIFE	**	5	\$3,200	
	Masonry: Limestone	13%	Now	\$326,600	LIFE	**	5	\$21,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
	Metal Panel	5%			2047	**	5-10	\$74,000	
Windows									
	Aluminum	55%	Now	\$1,265,000	2052	**	5	\$14,100	
		Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Aluminum	40%			2049	**	5	\$20,600	
	Metal Clad	5%	Now	\$142,600	2052	**	5	\$8,000	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
		Location : Boiler Room							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Boiler Room							
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$21,400	
	Masonry: Brick	50%			LIFE	**	5	\$13,800	
	Masonry: Brick	30%			LIFE	**	5	\$8,300	
	Metal Rail	10%			2044	**	5-10	\$49,900	
Roof									
	Built-Up (BUR)	40%	Now	\$36,400	2032	**			
		Drains Clogged, Extent : Moderate, Area Affected : 25%							
		Location : North And South Sections							
		Ponding, Extent : Severe, Area Affected : 10%							
		Location : North And South Sections							
	Copper/Terne	5%			2042	**	10	\$15,700	
	Modified Bitumen	40%			2032	**	10	\$50,200	
	Slate	15%	0-2	\$34,100	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$46,500	LIFE	**	5	\$45,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Boiler Room							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Boiler Room							
Ceramic Tile	10%	0-2	\$43,300	2030	\$433,200	5	\$10,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Mosaic Tile	2%	Now	\$80,200	2040	**	5	\$5,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : At Main Entrance							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : At Main Entrance							
Terrazzo	5%	0-2	\$26,000	LIFE	**	5	\$8,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	23%			2027	\$437,100	3	\$18,100	
Vinyl Tile 9" X 9"	30%	Now	\$221,600	2032	**	3	\$23,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Wood	15%			2042	**	5	\$58,900	
Wood	5%	Now	\$368,600	2067	**	5	\$9,800	
	Deflection Evident, Extent : Moderate, Area Affected : 50%							
	Location : Old Auditorium							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Old Auditorium							
	Split/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Old Auditorium							
Interior Walls								
Ceramic Tile	10%	Now	\$234,500	2030	\$1,172,300	5	\$19,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Stairs							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
Gypsum Board	55%			LIFE	**	5	\$131,300	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$23,900	
Plaster	5%	Now	\$34,100	LIFE	**	5	\$6,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Old Auditorium							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Old Auditorium							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Ceilings

AcousTile,Adhered	10%			2032	**	5		\$19,200	
AcousTileSusp.Lay-In	5%			2032	**	5		\$9,600	
Exposed 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		\$26,900	LIFE	**	5	\$6,000	

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

Location : Old Auditorium

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

Location : Old Auditorium

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027		\$41,900	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2027		\$156,500	5	\$600	
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Raceway

Conduit	100%			2027		\$162,200	1		
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Panelboards

Fused Disc Sw	10%			2026		\$12,800	5	\$300	
Molded Case Bkrs	90%			2026		\$114,900	5	\$3,300	

Wiring

Thermoplastic	100%			2027		\$255,600	1		
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Motor Controllers

Locally Mounted	100%			2025		\$279,600	5	\$900	
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Ground

Grounding Devices

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

Transfer Switches

Automatic	100%			2025		\$24,000	1	\$43,100	
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Generators

Diesel	100%			2023		\$188,300	1	\$54,200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room

Explanation : One 120 Kilowatt

Batteries

Lead/Acid	100%			2022		\$1,600	5	\$5,200	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2030	\$18,100	5	\$4,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : No Nameplate Rating Capacity									
Lighting									
	Interior Lighting								
	Fluorescent	100%			2027	\$2,457,100	10	\$128,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Egress Lighting								
	Emergency, Battery	50%			2022	\$100,800	10	\$16,900	
	Exit, Service	50%			2022	\$24,900	1		
	Exterior Lighting								
	HID	100%			2022	\$564,500	10	\$400	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2032	* *	1	\$5,200	
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2032	* *	1-3	\$8,600	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2044	* *	1	\$138,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 3 Boilers									
	Distribution								
	Central Plant Steam	100%			2027	\$2,369,300	4	\$10,400	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	95%			2025	\$712,000	1	\$43,000	
	Unit Heater - Steam	5%			2022	\$25,000	4	\$1,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	10%			2022	\$29,200	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%			LIFE	* *	2-5	\$3,900	
	No Component	95%							
	Exhaust Fans								
	Roof	5%			2032	* *	2	\$200	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2037	* *	1		
	Galvanized Steel	50%	0-2	\$15,400	2025	\$307,100	1		
	Corroded, Extent : Moderate, Area Affected : 15%								
	Location : Basement								
	Water Heater								
	Gas Fired	100%			2026	\$85,400	2	\$2,000	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	* *	4	\$3,000	
	Backflow Preventer								
	Generic	100%			2027	\$35,600	1	\$8,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2027	\$1,370,800	1-2	\$39,200	

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

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$110,200	\$49,600
Electrical		\$660,600
Mechanical		\$252,600
Total	\$110,200	\$962,800
Importance Code A	\$110,200	\$49,600
Importance Code B		\$913,200
Total	\$110,200	\$962,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$52,600	\$2,300		
Interior Architecture	\$137,900		\$4,100	\$1,100
Electrical	\$5,000	\$400	\$500	\$700
Mechanical	\$6,000	\$3,900	\$17,000	\$5,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$205,400	\$10,600	\$25,600	\$10,800
Importance Code A	\$54,700	\$4,500	\$2,100	\$2,200
Importance Code B	\$82,000	\$6,000	\$23,500	\$8,600
Importance Code C	\$68,700			
Total	\$205,400	\$10,600	\$25,600	\$10,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$99,200	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Chimney Along Riverdale Avenue								
Graffiti, Extent : Light, Area Affected : 5%								
Location : Along Riverdale Avenue								
Masonry: Limestone	5%			LIFE	* *	5	\$4,400	
Metal, Corrugated	10%			2051	* *	1		
Windows								
Aluminum	100%	0-2	\$60,600	2047	* *	5	\$6,800	
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Throughout Bedrooms								
Parapets								
Masonry: Brick	90%	4+	\$18,100	LIFE	* *	5	\$5,900	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Throughout Interior Face								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : New Lots Avenue Façade								
Explanation : Torn Non-functioning Bird Netting								
Masonry: Limestone	5%			LIFE	* *	5-10	\$4,000	
Metal Rail	5%			2048	* *	5-10	\$5,900	
Roof								
Modified Bitumen	98%	4+	\$28,700	2036	* *			
Debris Present, Extent : Light, Area Affected : 10%								
Location : Sloped Roof Over Stairs								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Skylight, Plastic	2%			2036	* *	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$19,300	
Ceramic Tile	5%			2040	* *	5	\$2,200	
Quarry Tile	5%			2036	* *	5	\$3,300	
Terrazzo	5%			LIFE	* *	5	\$3,400	
Vinyl Tile	75%			2036	* *	3	\$12,400	

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

Architecture		Current Repair		Future Replacement		Maintenance			
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%	0-2	\$6,100	2040	**	5	\$1,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Kitchen							
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,700	
	Masonry: Brick	10%	Now	\$17,300	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
	Marble Panels	5%	0-2	\$17,700	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Plaster	75%	0-2	\$26,700	LIFE	**	5	\$9,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Roof Access Stair And Basement Corridor							
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$11,400	2036	**	5	\$6,600	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Cafeteria							
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : First Floor Corridor							
	Embossed Metal	5%			LIFE	**	5	\$2,000	
	Gypsum Board	15%			LIFE	**	5-10	\$22,700	
	Plaster	50%	Now	\$30,900	LIFE	**	5	\$13,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Basement Utility Rooms							
Site Enclosure									
Fence/Gates									
	Iron Picket	90%			2066	**			
	Masonry: Brick	10%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : New Lots Avenue Side							
		Explanation : Concrete Areaway Walls							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2044	**			

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

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

Site Pavements

Parking/Driveway

Cast in Place Concrete

100%

2036

* *

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2031

\$5,200

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 200 Ampere Main Disconnect Switches*

Switchgear / Switchboard

Molded Case Bkrs

100%

2031

\$78,300

5

\$600

Raceway

Conduit

90%

2031

\$33,900

1

Conduit

10%

2051

* *

1

Panelboards

Fused Disc Sw

10%

2030

\$3,200

5

\$100

Molded Case Bkrs

20%

2047

* *

5

\$100

Molded Case Bkrs

70%

2030

\$22,300

5

\$400

Wiring

Thermoplastic

10%

2051

* *

1

Thermoplastic

90%

2031

\$49,500

1

Motor Controllers

Locally Mounted

100%

2029

\$59,900

5

\$200

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$700

Lighting

Interior Lighting

Fluorescent

100%

2031

\$389,900

10

\$20,400

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

Egress Lighting

Emergency, Battery

50%

2026

\$16,000

10

\$2,700

Exit, Service

50%

2026

\$4,000

1

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Lighting									
	Exterior Lighting								
	HID	20%			2026	\$17,900	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Operated Via Photocell							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	18%			2036	* *	1	\$1,500	
	Generic	2%	Now	\$1,400	2041	* *	1	\$200	
		Cameras Damaged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2031	\$49,100	1-3	\$2,800	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Energy Source								
	Electricity	5%			2061	* *	1		
	Natural Gas	95%			2041	* *	1		
Conversion Equipment									
	Radiant Heater	5%			2031	\$19,700	2	\$500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Various							
		Explanation : Electric Unit Heater In Cafeteria.							
		Air Curtain In Main Entrance Door							
	Steam Boiler	95%			2036	* *	1	\$20,900	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Basement							
		Explanation : 2 Natural Gas Fired Steam Boilers							
Distribution									
	Steam Piping/Pump	100%	0-2	\$2,000	2031	\$98,200			
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : 1 Of Condensate Return Pump In Boiler Room							
Terminal Devices									
	Convactor/Radiator	100%			2029	\$118,900	1	\$7,200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	10%			2026	\$4,600	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$2,000	
	No Component	90%							
	Exhaust Fans								
	Roof	96%			2031	\$35,400	2	\$700	
	Wall Unit	4%			2031	\$300	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$13,600	2	\$300	
	HW Heat Exchanger								
	Steam Fired	100%			2041	* *	4	\$2,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : Abandoned In Place								
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$6,200	
	No Backflow Preventer, Extent : Light, Area Affected : 100%								
	Location : Basement								

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : MOUNT EDEN AVENUE SRO
Address : 50 WEST MOUNT EDEN AVE. @INWOOD AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0054.000 / 50 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 65,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2865 **Lot** : 49 **BIN** : 2090448

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$149,100	\$128,200
Interior Architecture		\$43,400
Electrical		\$896,500
Mechanical	\$94,800	
Site Pavements		\$43,800
Total	\$243,900	\$1,111,800
Importance Code A	\$149,100	\$128,200
Importance Code B	\$94,800	\$939,800
Importance Code C		\$43,800
Total	\$243,900	\$1,111,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$105,300	\$4,500		
Interior Architecture	\$18,900	\$1,000		\$10,500
Electrical	\$20,000	\$6,800	\$6,300	\$6,700
Mechanical	\$66,000	\$7,400	\$22,400	\$7,100
Site Pavements	\$900			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$221,000	\$29,500	\$38,500	\$34,200
Importance Code A	\$108,600	\$7,800	\$3,200	\$3,200
Importance Code B	\$110,500	\$21,700	\$35,300	\$31,000
Importance Code C	\$2,000			
Total	\$221,000	\$29,500	\$38,500	\$34,200



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DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	2%	Now	\$27,700	2058	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Missing Rwl, W Mount Eden Avenue, Rear Of Building							
Masonry: Brick	60%	0-2	\$37,700	LIFE	**	5	\$58,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 1%							
	Location : Exterior Parapet Walls At Scuppers							
	Graffiti, Extent : Moderate, Area Affected : 5%							
	Location : W Mount Eden Avenue							
Window Wall	38%			2048	**	5	\$139,200	
Windows								
Aluminum	100%	0-2	\$15,800	2044	**	5	\$8,900	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 1%							
	Location : 1st Floor Common Room							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%							
	Location : 5th Floor Common Room							
Parapets								
Concrete Masonry Unit	70%	2-4	\$34,500	LIFE	**	5	\$3,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Brick	20%	Now	\$27,300	LIFE	**	5	\$900	
	Diagonal Cracks, Extent : Severe, Area Affected : 3%							
	Location : Southwest Stair Tower, Scuppers Throughout							
	Horizontal Cracks, Extent : Severe, Area Affected : 3%							
	Location : Southwest Stair Tower, Scuppers Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 1%							
	Location : Southwest Stair Tower							
Metal Panel	10%			2048	**	5	\$1,700	
Roof								
Modified Bitumen	95%			2033	**	10	\$41,700	
Traffic Topping	5%			2033	**	10	\$3,700	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,700	
Ceramic Tile	5%			2037	**	5	\$5,000	
Vinyl Tile	85%	Now	\$15,300	2033	**	3	\$31,600	
	Adhesion Failure, Extent : Moderate, Area Affected : 5%							
	Location : First Floor							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : First Floor							
	Uneven Surface, Extent : Moderate, Area Affected : 2%							
	Location : First And Fifth Floor							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Concrete Masonry Unit	30%			LIFE	**	5	\$10,200		
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Bulkheads								
Glass: Single Pane	10%			LIFE	**	5	\$6,400		
Gypsum Board	15%	0-2	\$1,100	LIFE	**	5	\$7,700		
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
	Location : First Floor								
	Recent Repair Evident, Extent : Light, Area Affected : 2%								
	Location : First Floor								
Masonry: Brick	45%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	2%			2033	**	5	\$2,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
	Location : Kitchen, Not In Use								
Exposed Concrete	63%			LIFE	**	5	\$9,800		
Gypsum Board	35%			LIFE	**	5	\$43,400		
Site Enclosure									
Fence/Gates									
Chain Link	15%			2038	**				
Iron Picket	85%			2048	**				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 85%								
	Location : W Mt Eden Avenue								
Retaining Walls									
Cast in Place Concrete	100%			2048	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2033	**				
On-Site Walkways									
Cast in Place Concrete	95%			2033	**				
Pavers/Stone	5%			2031					
Parking/Driveway									
Asphalt	100%	4+	\$900	2031	\$43,800				
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2038	**	5	\$300		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 800 Ampere Main Disconnect Switches									

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DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2038	* *	5	\$300	
	Raceway								
	Conduit	100%			2038	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2036	* *	5	\$1,700	
	Wiring								
	Thermoplastic	100%			2038	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2033	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : At Water Main								
	Explanation : Corrosion								
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2033	* *	1	\$20,000	
	Generators								
	Diesel	100%			2031	\$94,200	1	\$25,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : One 125 Kilovolt-ampere								
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$2,400	
	Fuel Storage								
	Day Tank	100%			2036	* *	5	\$12,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One 250 Gallon Tank								
Lighting									
	Interior Lighting								
	Fluorescent	35%			2028	\$399,300	10	\$20,900	
	Incandescent	5%			2028	\$57,000	2	\$100	
	LED	60%			2033	* *			
	Egress Lighting								
	Emergency, Service	50%			2028	\$17,100	1		
	Exit, Service	50%			2028	\$11,600	1		
	Exterior Lighting								
	HID	20%	Now	\$10,500	2028	\$52,400			
	Damaged Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Exterior Canopy								
	No Component	80%							
Alarm									

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

DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

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

Alarm

Security System

No Component

80%

Generic

20%

2028

\$42,000

1

\$4,900

Fire/Smoke Detection

No Component

65%

Generic, Analog

35%

2028

\$251,600

1-3

\$14,400

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

Heating

Energy Source

Electricity

1%

2048

* *

1

Natural Gas

99%

2048

* *

1

Conversion Equipment

Hot Water Boiler

99%

2033

* *

1

\$31,800

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

Radiant Heater

1%

2028

\$11,500

2

\$300

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

Distribution

Hot Wtr Piping/Pump

75%

2036

* *

4

\$2,400

Hot Wtr Piping/Pump

25%

Now

\$25,300

2053

* *

4

\$800

*Other Observation, Extent : Light, Area Affected : 25%**Location : Basement**Explanation : 1 Of 4 Hot Water Circulating Pumps Is Missing*

Terminal Devices

Convactor/Radiator

98%

2033

* *

1

\$20,600

Fan Coil Unit/Heat

2%

2028

\$19,500

1

\$400

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

Air Conditioning

Energy Source

Electricity

50%

2044

* *

1

Natural Gas

50%

2048

* *

1

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DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%			2033	**	2	\$1,200	
				Other Observation, Extent : Severe, Area Affected : 100% Location : 5th Floor. Explanation : 4 Units On The Roof Are Not In Service Because Thermostats Controlling The Units Are Not Functioning.					
	Window/Wall Unit	70%			2023	\$94,800	1		
Distribution									
	Ductwork/Diffusers	30%			LIFE	**	2	\$25,400	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,200	
Exhaust Fans									
	Roof	85%			2033	**	2	\$1,700	
	Roof	15%	Now	\$16,200	2038	**	2	\$200	
				Unit Inoperable, Extent : Severe, Area Affected : 100% Location : Roof					
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2041	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2038	**	4	\$9,600	
				Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Heat Exchanger Built Into Boiler					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	90%			LIFE	**	1		
	Cast Iron	10%	Now	\$13,500	LIFE	**	1		
				Broken, Extent : Moderate, Area Affected : 100% Location : Outside Perimeter Of Building Back, Right And Left Side					
Sump Pump(s)									
	Non-Submersible	100%			2028	\$9,900	4	\$1,400	
Sewage Ejector(s)									
	Electric	100%			2028	\$18,700	4	\$2,600	
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
				Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement To 5th Floor Explanation : 1 Of 2 Elevators Not In Service, Not Commissioned.					
Fire Suppression									
	Sprinkler								
	Generic	100%			2048	**	1-2	\$18,200	

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DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

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

Fire Suppression

Chemical System

No Component

Generic

99%

1%

2023

\$300

1-3

Other Observation, Extent : Light, Area Affected : 1%

Location : 1st Floor Kitchen

Explanation : Not In Use

kitchen Used As Storage.

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : NELSON AVE FAMILY RESIDENCE
Address : 1605 NELSON AVENUE @ FEATHERBED LANE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0062.000 / 3011 **Yr Built/Renovated** : 1928 / 2013
Area Sq Ft : 103,796 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6
Block : 2876 **Lot** : 55 **BIN** : 2008816

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$203,000	\$237,600
Interior Architecture	\$522,800	\$628,600
Electrical	\$2,655,600	\$234,700
Mechanical		\$194,000
Total	\$3,381,400	\$1,294,900
Importance Code A	\$203,000	\$237,600
Importance Code B	\$2,968,200	\$914,700
Importance Code C	\$210,100	\$142,600
Total	\$3,381,400	\$1,294,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,100			\$16,000
Interior Architecture	\$39,200	\$3,900		
Electrical	\$4,100	\$6,200	\$67,000	\$7,400
Mechanical	\$15,600	\$18,500	\$34,400	\$22,200
Total	\$82,000	\$28,600	\$101,400	\$45,500
Importance Code A	\$33,400	\$10,300	\$10,500	\$26,300
Importance Code B	\$48,600	\$18,300	\$90,900	\$19,300
Importance Code C				
Total	\$82,000	\$28,600	\$101,400	\$45,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$39,900	
	Masonry: Brick	45%			LIFE	**	5	\$71,800	
	Recent Repair Evident, Extent : Light, Area Affected : 66%								
	Location : Throughout								
	Masonry: Limestone	5%			LIFE	**	5	\$6,000	
	Masonry: Limestone	2%			LIFE	**	5	\$2,400	
	Granite Panels	3%			LIFE	**	5	\$3,600	
	Stucco Cement	40%	4+	\$98,700	2042	**	5	\$79,800	
	Horizontal Cracks, Extent : Light, Area Affected : 5%								
	Location : Rear Yard								
	Staining/Discoloring, Extent : Light, Area Affected : 15%								
	Location : Below Windows								
	Vertical Cracks, Extent : Light, Area Affected : 5%								
	Location : Rear Yard								
Windows									
	Aluminum	85%			2045	**	5	\$32,000	
	Metal Clad	5%	2-4	\$104,300	2054	**	5	\$5,900	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
	Location : Stairs								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Metal Louvers	5%			2038	**	10	\$11,800	
	Wood	5%	Now	\$16,900	2037	**	5	\$9,400	
	Air Infiltration, Extent : Moderate, Area Affected : 25%								
	Location : Stairwells								
	Thermally Inefficient, Extent : Moderate, Area Affected : 25%								
	Location : Stairwells								
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Masonry: Brick	45%			LIFE	**	5	\$5,100	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Masonry: Limestone	5%			LIFE	**	5	\$700	
	Metal Security Bars	5%			2057	**			
	Stucco Cement	40%	4+	\$6,200	2042	**	5	\$5,800	
	Horizontal Cracks, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Vertical Cracks, Extent : Light, Area Affected : 5%								
	Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	95%			2037	**	10	\$46,100	
		Ponding, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Skylight, Metal/Glass	5%			2059	**	10	\$8,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : 4 Units Throughout							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$17,000	
	Ceramic Tile	20%	Now	\$128,600	2038	**	5	\$15,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	Quarry Tile	15%			2042	**	5	\$35,000	
	Vinyl Tile	20%			2029	\$282,000	3	\$11,700	
		Worn/Eroded, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Wood	40%			2044	**	5	\$116,500	
		Worn/Eroded, Extent : Light, Area Affected : 15%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	20%	2-4	\$210,100	2038	**	5	\$35,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	10%			LIFE	**	5	\$14,300	
	Gypsum Board	50%			LIFE	**	5	\$107,000	
		Recent Repair Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Masonry: Fieldstone	5%			LIFE	**			
	Plaster	15%			LIFE	**	5	\$16,000	
		Recent Repair Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							

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

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

Interior

Ceilings

Exposed Struc: Steel

5%

LIFE

* *

Gypsum Board

75% Now

\$125,800

LIFE

* *

5

\$145,600

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Recent Repair Evident, Extent : Light, Area Affected : 5%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster

20% Now

\$21,800

LIFE

* *

5

\$19,400

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Recent Repair Evident, Extent : Light, Area Affected : 5%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

Site Enclosure

Fence/Gates

Iron Picket

100%

2064

* *

Retaining Walls

Cast in Place Concrete

100%

2064

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

* *

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

On-Site Walkways

Cast in Place Concrete

100%

2042

* *

Electrical

System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room.**Explanation : Main Service Switch Rated At 800 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2039

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 10%**Location : Electrical Room.**Explanation : Water Leak Into A Disconnect Switch.*

Raceway

Conduit

100%

2039

* *

1

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	70%			2037	**	5	\$1,900	
	Molded Case Bkrs	30%			2037	**	5	\$800	
Wiring									
	Thermoplastic	100%			2039	**	1		
Motor Controllers									
	Locally Mounted	100%			2034	**	5	\$700	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	80%	Now	\$1,457,400	2039	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Lamp T-12, Compact Fluorescent Lamp. Obsolete Fixtures, Not Providing Adequate Illumination.									
	Fluorescent	15%			2034	**	10	\$14,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									
	Incandescent	5%	0-2	\$91,100	2039	**	2	\$100	
Obsolete Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									
Egress Lighting									
	Emergency, Service	50%			2024	\$27,300	1		
	Exit, Service	50%			2024	\$18,500	1		
Exterior Lighting									
	HID	100%	0-2	\$418,500	2039	**			
Obsolete Fixtures, Extent : Light, Area Affected : 100%									
Location : Building Perimeter.									
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2029	\$234,700	1	\$27,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building.									
Explanation : CCTV Surveillance System.									
Fire/Smoke Detection									
	No Component	40%							
	Generic, Analog	60%	0-2	\$688,600	2039	**	1-3	\$34,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									
Explanation : This Obsolete Fire Alarm System Does Not Provide Devices To Properly Cover All Areas.									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2042	**	1	\$102,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Central Plant Steam	100%			2039	**	4	\$7,700	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$33,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Interior Pkg Unit -	5%			2027	\$194,000	2	\$300	
	Cooling								
	Window/Wall Unit	5%			2024	\$10,800	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,900	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$3,200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2049	**	4	\$10,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Heat Exchanger In Boiler								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$15,800	4	\$2,200	
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2034	**	1	\$3,200	
	Fixtures								
	Generic	100%							
Fire Suppression									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		50%						
Generic		50%		2039	* *	1-2	\$14,500	

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 15-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,6
Block : 1319 **Lot** : 8 **BIN** : 1071616

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$63,700	\$90,400
Interior Architecture	\$71,400	\$420,700
Electrical		\$992,600
Mechanical	\$52,500	\$187,800
Total	\$187,600	\$1,691,600
Importance Code A	\$63,700	\$90,400
Importance Code B	\$123,900	\$1,323,300
Importance Code C		\$277,900
Total	\$187,600	\$1,691,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$3,800	\$10,900
Interior Architecture	\$46,900	\$2,000	\$25,200	\$224,300
Electrical	\$1,700	\$1,400	\$1,700	\$1,200
Mechanical	\$7,200	\$9,200	\$64,300	\$8,600
Site Pavements	\$900			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$68,500	\$24,400	\$106,800	\$256,700
Importance Code A	\$4,200	\$4,200	\$8,000	\$15,000
Importance Code B	\$46,900	\$20,200	\$98,700	\$241,700
Importance Code C	\$17,400			
Total	\$68,500	\$24,400	\$106,800	\$256,700



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	**	5	\$90,400	
	Masonry: Limestone	5%			LIFE	**	5	\$3,600	
Windows									
	Aluminum	95%			2045	**	5	\$21,700	
	Steel	5%	0-2	\$63,700	2054	**	5	\$7,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,700	
	Masonry: Brick	85%			LIFE	**	5	\$5,900	
	Metal Rail	5%			2034	**	5-10	\$6,200	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Roof									
	Modified Bitumen	95%			2037	**	10	\$28,200	
	Skylight, Metal/Glass	5%			2049	**	10	\$4,900	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$6,100	
Interior									
Floors									
	Carpet	25%			2025	\$214,400	3	\$31,500	
	Cast in Place Concrete	10%			LIFE	**	5	\$13,800	
	Ceramic Tile	10%			2042	**	5	\$6,300	
	Quarry Tile	5%	Now	\$19,300	2042	**	5	\$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Kitchen									
	Vinyl Tile	25%	Now	\$71,400	2034	**	3	\$5,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Elevator Lobbies And Corridors									
	Vinyl Tile	25%			2029	\$142,800	3	\$5,900	
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$33,100	
	Concrete Masonry Unit	10%			LIFE	**	5	\$26,500	
	Gypsum Board	55%			LIFE	**	5	\$218,300	
	Plaster	25%			LIFE	**	5	\$49,600	
	Plaster	5%			LIFE	**	5	\$9,900	
Ceilings									
	AcousTileSusp.Lay-In	80%			2034	**	5	\$50,300	
	Gypsum Board	20%			LIFE	**	5	\$15,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2039	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2034	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	4+	\$900	2042	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Concrete Yard</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	* *	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 800 Amperes Each.</i>								

Switchgear / Switchboard

Fused Disc Sw	30%			2039	* *	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Fused Disc Sw	30%			2029	\$31,300	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Molded Case Bkrs	40%			2039	* *	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								

Raceway

Conduit	80%			2039	* *	1		
Conduit	20%			2029	\$11,000	1		

Panelboards

Fused Disc Sw	10%			2037	* *	5	\$100	
Molded Case Bkrs	90%			2037	* *	5	\$1,000	

Wiring

Thermoplastic	100%			2039	* *	1		
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Motor Controllers

Locally Mounted	100%			2034	* *	5	\$300	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	99%			2029	\$729,800	10	\$38,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

LED	1%			2037	* *			
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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2029	\$11,000	1		
	Exit, Service	50%			2029	\$7,500	1		
	Exterior Lighting								
	Fluorescent	30%			2029	\$43,100	10	\$1,200	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Front And Courtyard					
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$4,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways And Courtyard					
				Explanation : CCTV Surveillance Cameras					
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2029	\$139,300	1-3	\$7,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways, Cafeteria And Basement					
				Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns					

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Steam Boiler	100%			2034	* *	1	\$41,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 1 Unit							
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	* *	4	\$3,100	
Terminal Devices								
Air Handler	20%			2029	\$118,100	1	\$5,200	
Convector/Radiator	80%			2034	* *	1	\$10,900	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2024	\$52,500	1		
No Component	40%							
Ventilation								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,400	
	Exhaust Fans								
	Roof	100%			2029	\$69,700	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	90%			2039	**	1		
	Galvanized Steel	10%			2034	**	1		
	Water Heater								
	Gas Fired	100%			2024	\$25,600	2	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	90%			LIFE	**	1		
	Plastic/PVC	10%			2042	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$6,400	4	\$900	
	Backflow Preventer								
	Generic	100%			2034	**	1	\$2,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1 Unit From Basement To 6th Floor, 1 Unit From Basement To 5th Floor								
	Explanation : 2 Units								
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	**	1-2	\$11,800	
	Chemical System								
	Generic	100%			2024	\$27,900	1-3	\$3,700	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,986,100	\$1,286,500
Interior Architecture	\$3,282,000	\$1,120,300
Electrical	\$1,021,300	\$3,262,500
Mechanical	\$923,600	\$6,496,600
Total	\$7,213,000	\$12,165,800
Importance Code A	\$2,278,300	\$2,810,500
Importance Code B	\$4,402,200	\$9,317,100
Importance Code C	\$532,500	\$38,200
Total	\$7,213,000	\$12,165,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$69,900			
Interior Architecture	\$98,800		\$36,300	\$15,500
Electrical	\$40,200	\$20,300	\$24,900	\$23,900
Mechanical	\$95,400	\$64,300	\$87,500	\$48,900
Site Enclosure	\$30,700			
Site Pavements	\$4,600			
Total	\$339,600	\$84,600	\$148,700	\$88,300
Importance Code A	\$69,900	\$22,400	\$22,400	\$22,400
Importance Code B	\$165,100	\$62,200	\$116,800	\$65,900
Importance Code C	\$104,500		\$9,500	
Total	\$339,600	\$84,600	\$148,700	\$88,300



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	5%	Now	\$147,900	LIFE	* *	5	\$38,200	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	Masonry: Brick	88%	Now	\$832,100	LIFE	* *	5	\$86,100	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Painted Surfaces, Extent : Light, Area Affected : 15%					
				Location : North Facade					
				Sidewalk Shed in Use, Extent : Light, Area Affected : 20%					
				Location : On Three Sides At Main Entry Elevation					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Worn/Eroded, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
	Masonry: Granite	2%	Now	\$49,400	LIFE	* *	5	\$1,500	
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
				Location : Main Entry					
	Masonry: Sandstone	5%	Now	\$89,900	LIFE	* *	5	\$3,700	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Light, Area Affected : 30%					
				Location : Throughout					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : This Is Actually Bluestone					
Windows									
	Aluminum	95%	Now	\$356,900	2047	* *	5	\$13,300	
				Air Infiltration, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 40%					
				Location : Throughout					
	Metal Louvers	5%	Now	\$4,500	2040	* *			
				Corrosion/Rusting, Extent : Light, Area Affected : 10%					
				Location : Throughout					

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$32,100	
Masonry: Brick	87%	Now	\$364,300	LIFE	**	5	\$19,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	3%	Now	\$16,600	LIFE	**	5	\$900	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2051	**	5	\$4,400	
Recent Installation, Extent : Light, Area Affected : 80%								
Location : Throughout								
Roof								
Asphalt Shingle	50%	Now	\$45,100	2040	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : West Roof Over Entry Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Roof Over Entry Area								
Recent Replace Evident, Extent : Light, Area Affected : 90%								
Location : Main Roof Areas								
Fluid Applied Roofing	3%			2059	**			
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Gutters At Barrel Roof								
Metal Panel	7%			2036	**	10	\$31,500	
Modified Bitumen	35%	Now	\$24,900	2036	**			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
Location : Third Floor Bulkhead								
Skylight, Metal/Glass	3%			2031	\$1,162,200	10	\$24,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Skylights On West Roof								
Deformed/Dented, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Skylight, Plastic	2%			2036	**	1		
Soffits								
Cast Stone/Terra Cotta	85%	Now	\$100,600	LIFE	**	5	\$26,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Main Entry								
Masonry: Brick	15%			LIFE	**	5	\$1,200	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	48%	4+	\$44,000	LIFE	* *	5	\$433,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Boiler Room In Basement								
Ceramic Tile	10%			2034	* *	5	\$41,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bathroom								
Quarry Tile	2%			2044	* *	5	\$12,400	
Vinyl Tile	15%			2031	\$561,500	3	\$30,900	
Patching Evident, Extent : Light, Area Affected : 30%								
Location : Throughout First Floor								
Vinyl Tile 9" X 9"	15%	Now	\$727,400	2041	* *	3	\$23,200	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Mezzanine								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor Mezzanine								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Mezzanine								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Mezzanine								
Wood	10%	Now	\$726,000	2059	* *	5	\$38,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Second And Third Floors								
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floors								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floors								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%			2034	**	5	\$19,100	
	Concrete Masonry Unit	15%	0-2	\$13,600	LIFE	**	5	\$11,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Drill Area								
	Gypsum Board	15%			LIFE	**	5-10	\$48,700	
	Masonry: Brick	10%	Now	\$238,300	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room In Basement								
	Plaster	45%	Now	\$294,200	LIFE	**	5	\$25,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Throughout West Entry Wing								
	Paint Peeling, Extent : Moderate, Area Affected : 60%								
	Location : Throughout West Entry Wing								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout West Entry Wing								
	Wood	5%	2-4	\$28,300	LIFE	**	5	\$38,200	
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	2%	Now	\$17,700	2036	**	5	\$3,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : First Floor							
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : Entryway And Laundry Room							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
	Embossed Metal	5%	Now	\$64,000	LIFE	**	5	\$7,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Basement							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor Mezzanine							
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Second Floor Mezzanine							
	Exposed Struc: Steel	35%			LIFE	**	10	\$238,700	
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Drill Area							
	Exposed Struc: Wood	35%	Now	\$400,000	LIFE	**			
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Drill Area							
	Plaster	23%	Now	\$549,500	LIFE	**	5	\$49,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Throughout West Entry Wing							
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	0-2	\$10,300	2051	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Corner Posts							
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Free Standing Walls								
	Masonry: Fieldstone	100%	Now	\$16,200	2051	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 40%							
		Location : Tree On Top							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Granite War Memorial							

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Masonry: Fieldstone	100%	Now	\$4,200	2041		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Areaways							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Areaways							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036		* *		
	On-Site Walkways								
	Cast in Place Concrete	80%	Now	\$2,300	2036		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Perimeter Of Building							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Perimeter Of Building And Areaways							
	Pavers/Stone	20%	Now	\$2,400	2034		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Entry Stairs On South Elevation							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Entry Stairs On South Elevation							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	25%			2031	\$21,000	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Electrical Room							
		Explanation : One 600 Ampere Main Disconnect Switch							
	Molded Case Bkrs	25%			2031	\$21,000	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Electrical Room							
		Explanation : One 200 Ampere Main Disconnect Switch							
	Molded Case Bkrs	25%			2031	\$21,000	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Molded Case Bkrs	25%			2031	\$21,000	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 200 Ampere Disconnect Switch							

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2029	\$16,900	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Electrical Room							
		Explanation : Two Transformers Observed							
	Switchgear / Switchboard								
	Fused Disc Sw	75%			2031	\$273,900	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : 600 Ampere Main Disconnect Switch, One 200 Ampere Disconnect Switch, Two 400 Ampere Disconnect Switches							
	Molded Case Bkrs	25%			2031	\$91,300	5	\$1,500	
	Raceway								
	Conduit	100%			2031	\$416,500	1		
	Panelboards								
	Fused Disc Sw	10%			2030	\$38,300	5	\$500	
	Fused Knife Sw	20%	2-4	\$76,600	2056	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : Two Fused Knife Switch Panels Observed							
	Molded Case Bkrs	70%			2030	\$268,100	5	\$4,200	
	Wiring								
	Braided Cloth	60%	2-4	\$385,000	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	40%			2031	\$256,700	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$182,200	5	\$1,500	
	Ground								
	Grounding Devices								
	Not Accessible	100%							
	Stand-by Power								
	Transfer Switches								
	Automatic	100%			2029	\$72,000	1	\$69,500	
	Generators								
	Diesel	100%	Now	\$559,700	2046	* *	1	\$78,700	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Generator Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 100 Kilowatt							
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$8,400	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Fuel Storage									
Main Tank		100%			2034	* *	5	\$6,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Generator Room									
Explanation : One 275 Gallon									
Lighting									
Interior Lighting									
Fluorescent		10%			2026	\$396,300	10	\$20,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Stairs And Basement									
Explanation : T-8 Lamps									
HID		10%			2026	\$59,000	10	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Abandoned, Spaces Not In Use									
Explanation : Not In Use									
Incandescent		10%			2026	\$396,300	2	\$500	
LED		70%			2039	* *			
Egress Lighting									
Emergency, Battery		50%			2036	* *	10	\$27,200	
Exit, Battery		50%			2036	* *	10	\$7,600	
Exterior Lighting									
LED		100%			2039	* *			
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Building Perimeter									
Alarm									
Security System									
No Component		90%							
Generic		10%			2036	* *	1	\$8,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : First Floor									
Explanation : CCTV Surveillance System									
Fire/Smoke Detection									
No Component		70%							
Generic, Digital		30%			2026	\$748,900	1-3	\$43,000	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Fuel Oil No 2	40%			2031	\$175,900	5	\$28,000	
	Natural Gas	60%			2041	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%	0-2	\$292,200	2029	\$1,461,100	1	\$201,200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Boilers							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Steam Piping/Pump	100%	0-2	\$49,900	2031	\$998,300			
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Condensate Return Tank. Basement							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
Terminal Devices									
	Air Handler	20%	Now	\$31,700	2026	\$634,900	1	\$25,100	
		Unit Inoperable, Extent : Severe, Area Affected : 10%							
		Location : 1 Of 5 Units In Armory - Gas Fired.							
	Convactor/Radiator	60%	Now	\$36,300	2029	\$725,200	1	\$39,400	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Fan Coil Unit/Heat	20%			2031	\$676,200	1	\$14,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%			2036	* *	2	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves Kitchen Area. With Gas Heat							
	Window/Wall Unit	5%			2024	\$23,500	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Office							
		Explanation : Location Noted							
	No Component	80%							
Distribution									
	Ductwork/Diffusers	15%			LIFE	* *	2	\$55,100	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$79,700	
	No Component	60%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	40%			2026	\$321,300	2	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Above Ceiling							
		Explanation : General And Lavatory Exhaust. Not Observed							
	Interior	60%	0-2	\$481,900	2041	**	2	\$3,300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Above Ceiling. Not Observed							
		Explanation : Ineffective Ventilation Of Shower Rooms							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$49,500	2029	\$990,600	1		
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Water Heater								
	Gas Fired	35%			2029	\$48,200	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : 1 Heater With Two 100-gallon Serving Lavatories							
	Gas Fired	55%			2029	\$75,700	2	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : 2 Heaters Each With 500-gallon Tank Serving Showers							
	Gas Fired	10%			2024	\$13,800	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Serves Kitchen							
	HW Heat Exchanger								
	Steam Fired	100%			2031	\$359,500	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	\$7,700	2026	\$7,700	4	\$4,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Slow Drain							
	Pool Filter/Treatment								
	Not Accessible	100%							
	Backflow Preventer								
	No Component	67%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Sprinkler Service Only							
	Generic	33%			2039	**	1	\$4,600	

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

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

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,126,100	\$610,700
Interior Architecture	\$3,839,400	\$1,491,200
Electrical	\$57,200	\$814,100
Mechanical	\$39,900	\$1,563,900
Site Pavements	\$231,000	
Total	\$5,293,700	\$4,480,000
Importance Code A	\$1,126,100	\$610,700
Importance Code B	\$3,610,400	\$3,869,300
Importance Code C	\$557,100	
Total	\$5,293,700	\$4,480,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$86,200			
Interior Architecture	\$132,000		\$15,700	\$8,400
Electrical	\$45,500	\$26,200	\$34,200	\$28,500
Mechanical	\$101,400	\$69,500	\$68,300	\$58,900
Total	\$365,100	\$95,700	\$118,200	\$95,900
Importance Code A	\$106,200	\$19,900	\$19,900	\$19,900
Importance Code B	\$207,700	\$75,800	\$95,400	\$75,900
Importance Code C	\$51,300		\$2,900	
Total	\$365,100	\$95,700	\$118,200	\$95,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$479,100	LIFE	**	5	\$136,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : South Facade							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Vegetation Growth, Extent : Light, Area Affected : 5%							
	Location : North Facade							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : North And South Facades							
Masonry: Granite	7%	0-2	\$29,200	LIFE	**	5	\$8,000	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Stucco Cement	3%	Now	\$30,700	2036	**	5	\$5,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : East Facades Above Flat Roof							
Windows								
Aluminum	100%	Now	\$53,100	2047	**	5	\$10,900	
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Basement Windows							
Parapets								
Copper/Terne	10%			2066	**	5	\$40,500	
Masonry: Brick	85%	Now	\$477,000	LIFE	**	5	\$71,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Pre-Cast Concrete	5%			LIFE	**	5	\$52,700	
Roof								
Asphalt Shingle	80%	Now	\$59,200	2044	**			
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Copper/Terne	5%	Now	\$57,800	2046	**			
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Gutters Into YMCA Space At Bleachers							
Modified Bitumen	5%			2039	**	10	\$18,600	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Single Ply Membrane	5%			2031	\$340,800	10	\$18,600	
Skylight, Metal/Glass	5%			2041	**	10	\$61,900	
Soffits								
Stucco Cement	100%			2036	**	5	\$28,300	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Cast in Place Concrete	15%			LIFE	**	5	\$177,200		
Ceramic Tile	5%			2034	**	5	\$13,500		
Mosaic Tile	1%			2036	**	5	\$6,700		
Quarry Tile	3%			2044	**	5	\$12,100		
Sheet Vinyl/Rubber	2%	Now	\$18,600	2031	\$185,800	5	\$4,000		
Seams Open/Split, Extent : Light, Area Affected : 20%									
Location : YMCA Main Space									
Traffic Topping	15%	4+	\$116,500	2036	**	5	\$25,300		
Uneven Substrate, Extent : Moderate, Area Affected : 20%									
Location : West Side Of Main Basketball Court									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main YMCA Athletic Space									
Explanation : Athletic Wear Surface									
Vinyl Tile	25%			2031	\$665,600	3	\$33,700		
Wood	20%	Now	\$2,065,600	2071	**	5	\$50,600		
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor									
Explanation : Floor Is Abandoned									
Wood	14%	Now	\$72,300	2046	**	5	\$35,400		
Dry Rot/Decay, Extent : Severe, Area Affected : 5%									
Location : YMCA Weight Room									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : YMCA Saddles									

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	0-2	\$70,300	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceramic Tile	3%			2034	**	5	\$5,800	
Gypsum Board	25%	Now	\$11,500	LIFE	**	5	\$28,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : YMCA Main Space								
Masonry: Brick	15%	Now	\$130,000	LIFE	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : South Wall Of YMCA Main Area								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : YMCA Main Area								
Metal Panel	1%	Now	\$12,400	LIFE	**			
Deformed/Dented, Extent : Moderate, Area Affected : 70%								
Location : Basement								
Plaster	20%	Now	\$356,800	LIFE	**	5	\$11,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor								
Explanation : Abandoned Area								
Plaster	25%			LIFE	**	5-10	\$40,700	
SGFT/Glazed Masonry	1%			LIFE	**	10	\$1,000	
Ceilings								
AcousTileSusp.Lay-In	15%	4+	\$42,800	2036	**	5	\$22,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Veterans Section Of Building								
Embossed Metal	15%			LIFE	**	5	\$41,000	
Exposed Concrete	10%			LIFE	**	5-10	\$38,000	
Exposed Struc: Steel	10%			LIFE	**	10	\$60,700	
Plaster	20%	Now	\$92,500	LIFE	**	5	\$38,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Plaster	15%	Now	\$693,700	LIFE	**	5	\$28,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor								
Explanation : Abandoned Area								
Wood	15%	Now	\$49,600	LIFE	**	5	\$398,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Barrel Vault Ceiling In YMCA Section								

Site Enclosure

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2051	* *			
	Retaining Walls								
	Masonry: Fieldstone	100%			2041	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$231,000	2036	* *			
	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	* *			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	* *	5	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room In YMCA								
	Explanation : One 4,000 Ampere Main Disconnect Switch								
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2051	* *	5	\$400	
	Molded Case Bkrs	50%			2031	\$198,400	5	\$2,700	
	Raceway								
	Conduit	25%			2031	\$113,100	1		
	Conduit	75%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	20%			2047	* *	5	\$900	
	Molded Case Bkrs	20%			2030	\$83,200	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	\$3,400	5	\$300	
	Motor Control Center	50%			2044	* *	5	\$2,700	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,900	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$61,900	
	Generators								
	Diesel	100%			2040	* *	1	\$78,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room In YMCA								
	Explanation : 300 Kilowatt Rated Capacity. Generator Is Dual Fuel Capable.								
	Batteries								
	Lead/Acid	100%			2025	\$1,700	5	\$7,500	
	Fuel Storage								
	Main Tank	100%			2059	* *	5	\$5,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room In YMCA								
	Explanation : 275 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2036	* *	10	\$73,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2026	\$191,900	10	\$9,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Third Floor Shelter Side								
	Explanation : Fluorescent Fixtures Are Abandoned In Place								
	Fluorescent	3%			2031	\$115,200	10	\$5,500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Second Floor Shelter Side								
	Fluorescent	1%			2026	\$38,400	10	\$1,800	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Second Floor Shelter Side								
	HID	50%	Now	\$57,200	2036	* *			
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : Eighty Fixtures Are Not Operational In The YMCA								
	LED	1%			2036	* *			
	Egress Lighting								
	Emergency, Service	25%			2036	* *	1		
	Emergency, Battery	25%			2036	* *	10	\$12,100	
	Exit, Battery	50%			2036	* *	10	\$6,800	
	Exterior Lighting								
	HID	3%			2031	\$26,500	10		
	Incandescent	2%			2026	\$15,000	2		
	No Component	95%							
Alarm									

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

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

Alarm

Security System

No Component

50%

Generic

50%

2039

* *

1

\$37,600

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

Fire/Smoke Detection

No Component

25%

Generic, Digital

75%

2036

* *

1-3

\$93,000

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2051

* *

1

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

Conversion Equipment

Steam Boiler

100%

2044

* *

1

\$199,400

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

Distribution

Central Plant Steam
Piping/Pmp

25%

2031

\$925,400

4

\$3,700

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

75%

2051

* *

4

\$11,200

Terminal Devices

Air Handler

70%

2036

* *

1

\$87,100

Convactor/Radiator

30%

2029

\$351,300

1

\$19,500

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

Energy Source

Electricity

100%

2047

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	70%			2036	* *	1	\$65,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 2 Packaged Air Cooled Chillers Serve YMCA Building Side.							
	Split Unit	5%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : YMCA Building Side Explanation : 4 Split Units Serve Offices In YYMCA.							
	Window/Wall Unit	25%			2029	\$113,900	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2051	* *	4	\$10,400	
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	70%			2036	* *	1	\$87,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : YMCA Building Side Explanation : 4 Air Handling Units Serve YMCA.							
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$142,200	
	No Component	20%							
Exhaust Fans									
	Roof	50%			2036	* *	2	\$3,100	
	Wall Unit	50%			2036	* *	2	\$3,100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2036	* *	1		
Water Heater									
	Gas Fired	100%			2029	\$133,400	2	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 4 Gas-fired Domestic Water Heaters							
Sanitary Piping									
	Cast Iron	70%			LIFE	* *	1		
	Cast Iron	30%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout The D.H.S. Section Of The Building							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$22,800	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 50%					
				Location : Scuppers And Leaders On The North And South Sides Of Building					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Around The Perimeter Of Building					
				Explanation : Aluminum Scuppers And Leaders Observed					
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$33,300	4	\$6,400	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$12,300	
	Fixtures								
	Generic	100%							
				Obsolete Fixtures, Extent : Severe, Area Affected : 100%					
				Location : Various Locations Throughout					
Fire Suppression									
	Sprinkler								
	Generic	30%			2041	* *	1-2	\$16,900	
	Generic	70%			2057	* *	1-2	\$39,500	
	Fire Pump								
	Generic	100%	Now	\$14,100	2034	* *	1	\$33,800	
				Corroded, Extent : Severe, Area Affected : 10%					
				Location : Pump Steel Anchorage Corroded And Unstable Located In Fire Pump Room					
				Damaged, Extent : Severe, Area Affected : 10%					
				Location : Shaft Misaligned At Fire Pump In Fire Pump Room					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Fire Pump Room In YMCA Building Side					
				Explanation : 2 Fire Pumps Each With A Jockey Pump.					

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2572 **Lot** : 6 **BIN** : 2091301

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$584,800	\$695,200
Interior Architecture	\$65,800	\$115,200
Electrical		\$807,700
Mechanical	\$70,200	\$483,000
Site Pavements	\$19,100	\$97,700
Total	\$740,000	\$2,198,900
Importance Code A	\$584,800	\$695,200
Importance Code B	\$155,200	\$1,397,800
Importance Code C		\$105,900
Total	\$740,000	\$2,198,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$9,600	\$15,800		
Interior Architecture	\$56,100			\$9,100
Electrical	\$6,900	\$4,500	\$4,000	\$4,800
Mechanical	\$8,600	\$7,400	\$17,400	\$7,400
Site Pavements	\$31,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$116,800	\$31,700	\$25,400	\$25,200
Importance Code A	\$12,900	\$19,300	\$3,300	\$3,300
Importance Code B	\$71,200	\$12,400	\$22,100	\$21,800
Importance Code C	\$32,700			
Total	\$116,800	\$31,700	\$25,400	\$25,200



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	66%	0-2	\$188,800	LIFE	* *	5	\$58,600	
		Graffiti, Extent : Moderate, Area Affected : 5%							
		Location : E 142nd							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%							
		Location : Throughout All Facades							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Control Joints Throughout							
	Pre-Cast Concrete	25%			LIFE	* *	5	\$72,200	
	Window Wall	9%			2048	* *	5	\$30,000	
Windows									
	Aluminum	100%	0-2	\$344,900	2044	* *	5	\$9,600	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Parapets									
	Masonry: Brick	35%	0-2	\$9,600	LIFE	* *	5	\$1,600	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : South West Roof							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Control Joints							
	Metal Panel	10%			2048	* *	5	\$1,700	
	Metal Rail	35%			2041	* *	5-10	\$28,000	
	No Component	20%							
Roof									
	Metal Panel	45%			2041	* *	10	\$53,000	
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : South Roof Gutter							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Center Roof, Gutter							
	Modified Bitumen	55%	Now	\$51,100	2028	\$511,400			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Flashing - North East Roof And South East Roof Stair							
		Recent Repair Evident, Extent : Light, Area Affected : 40%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5	\$18,200	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Ceramic Tile	30%			2037	**	5	\$31,100	
	Vinyl Tile	70%	0-2	\$65,800	2033	**	3	\$27,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Recent Replace Evident, Extent : Light, Area Affected : 25%									
Location : Throuhgout									
Uneven Substrate, Extent : Moderate, Area Affected : 2%									
Location : First Floor Corridor									
Worn/Eroded, Extent : Light, Area Affected : 50%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	10%	0-2	\$6,700	LIFE	**	5	\$5,700	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stair I, J, G									
	Glass: Single Pane	3%			LIFE	**	5	\$3,200	
	Plaster	87%			LIFE	**	5	\$36,900	
Ceilings									
	Gypsum Board	60%	Now	\$33,800	LIFE	**	5	\$78,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : North And South Ends, Stair H									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : North And South Ends									
	Plaster	40%			LIFE	**	5	\$26,100	
Site Enclosure									
Fence/Gates									
	Chain Link	20%			2038	**			
Corrosion/Rusting, Extent : Light, Area Affected : 50%									
Location : Throughout									
	Exposed Struc: Steel	80%			LIFE	**			
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Throughout, Galvanized Steel Adhesion Issues									
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$24,600	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Tripping Hazard, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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

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

Site Pavements

Parking/Driveway
Asphalt

100% 4+ \$1,400 2031 \$69,000
Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Activity Yard
Rubber Matting

60% Now \$5,700 2028 \$28,700
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%
Location : Throughout, Missing Tiles
Tripping Hazard, Extent : Moderate, Area Affected : 10%
Location : Throughout

Rubber Matting

40% 2023 \$19,100

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

Under 600 Volts

Service Equipment
Fused Disc Sw

70% 2038 * * 5 \$200
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Two 1,200 Ampere Main Disconnect Switches

Fused Disc Sw

30% 2038 * * 5 \$100
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : One 1600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw

100% 2038 * * 5 \$300

Raceway

Conduit

100% 4+ \$2,100 2038 * * 1
Covers Missing, Extent : Moderate, Area Affected : 1%
Location : Basement

Panelboards

Fused Disc Sw

5% 2036 * * 5 \$100

Molded Case Bkrs

95% 2036 * * 5 \$1,700

Wiring

Thermoplastic

100% 2038 * * 1

Motor Controllers

Locally Mounted

100% 2033 * * 5 \$500

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,000

Lighting

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POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

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

Lighting

Interior Lighting
Fluorescent

10%
2028 \$118,300 10 \$6,200
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : 2nd Floor Cafeteria

LED

90% 2033 * *

Egress Lighting

Emergency, Battery

50% 2028 \$48,500 10 \$8,100

Exit, Battery

50% 2028 \$41,100 10 \$2,300

Exterior Lighting

LED

50% 2033 * *

No Component

50%

Alarm

Security System

No Component

30%

Generic

70% 2028 \$152,400 1 \$17,600

Fire/Smoke Detection

No Component

40%

Generic, Analog

60% 2028 \$447,300 1-3 \$25,700

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

Heating

Energy Source

Natural Gas

100% 2048 * * 1

Conversion Equipment

Hot Water Boiler

100% 2041 * * 1 \$33,300
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 2 Gas Fired Hot Water Boilers

Distribution

Hot Wtr Piping/Pump

100% 2044 * * 4 \$3,300

Terminal Devices

Air Handler

10% 2028 \$94,800 1 \$4,200

Convactor/Radiator

80% 2033 * * 1 \$17,400

Fan Coil Unit/Heat

10% 2028 \$101,000 1 \$2,200

Air Conditioning

Energy Source

Electricity

90% 2036 * * 1

Natural Gas

10% 2048 * * 1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

10% 2026 \$143,400 2 \$400

Split Unit

10% 2028 \$143,900

Window/Wall Unit

50% 2023 \$70,200 1

No Component

30%

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$8,800	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,600	
	Exhaust Fans								
	Roof	95%			2033	**	2	\$2,000	
	Roof	5%	Now	\$300	2038	**	2	\$100	
	Unit Inoperable, Extent : Light, Area Affected : 100%								
	Location : Roof, Exhaust Fan 15								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Booster Pump And Hot Water Storage Tank.								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2048	**	1-2	\$18,900	
	No Backflow Preventer, Extent : Light, Area Affected : 100%								
	Location : Basement								

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$80,100	\$206,900
Interior Architecture	\$263,600	\$232,500
Electrical		\$70,400
Mechanical		\$46,800
Total	\$343,700	\$556,600
Importance Code A	\$80,100	\$206,900
Importance Code B	\$40,200	\$207,600
Importance Code C	\$223,400	\$142,000
Total	\$343,700	\$556,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$47,000	\$3,300		
Interior Architecture	\$112,200		\$14,500	\$7,400
Electrical	\$12,000	\$8,100	\$11,800	\$9,700
Mechanical	\$66,000	\$15,000	\$39,100	\$19,500
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$263,800	\$53,000	\$92,000	\$63,200
Importance Code A	\$50,700	\$7,100	\$3,800	\$3,800
Importance Code B	\$191,600	\$45,900	\$88,200	\$52,000
Importance Code C	\$21,500			\$7,400
Total	\$263,800	\$53,000	\$92,000	\$63,200



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

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

Asset # : 4448

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$16,600	
	Cast Stone/Terra Cotta	80%	4+	\$80,100	LIFE	**	5	\$206,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Roof									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : This Component Is Actually Terra Cotta Panels.									
	Metal Panel	10%			2057	**	5-10	\$22,800	
	Window Wall	5%			2057	**	5	\$6,200	
Parapets									
	Cast Stone/Terra Cotta	40%			LIFE	**	5-10	\$35,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Parapets									
Explanation : This Component Is Actually Terra Cotta Panels.									
	Metal Panel	40%			2057	**	5	\$4,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Interior Face									
Explanation : This Component Is Actually Fiber Glass Panels.									
	Metal Panel	5%			2057	**	5	\$600	
	Metal Rail	15%			2048	**	5-10	\$8,400	
Roof									
	IRMA/Protected Membrane	95%			2039	**	10	\$27,200	
Paver Block Ballast, Extent : Light, Area Affected : 2%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 2%									
Location : Stair A									
	Roll Roofing	5%			2032	**	5	\$2,400	
Soffits									
	Metal Panel	100%			2057	**	5-10		
Interior									
Floors									
	Carpet	2%			2030	\$31,300	3	\$3,400	
	Cast in Place Concrete	10%			LIFE	**	5	\$50,300	
	Ceramic Tile	5%			2044	**	5	\$5,700	
	Terrazzo	10%			LIFE	**	5	\$17,900	
	Vinyl Tile	73%			2039	**	3	\$31,400	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$14,800	
	Concrete Masonry Unit	15%			LIFE	**	5	\$35,500	
	Fiberglass Panel	5%			LIFE	**	10	\$3,700	
	Glass: Single Pane	20%			LIFE	**	5	\$88,800	
	Gypsum Board	55%			LIFE	**	5-10	\$276,600	

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	70%			2048	**	5	\$80,400	
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Exposed Concrete	5%			LIFE	**	5-10	\$7,200	
	Exposed Struc: Steel	10%			LIFE	**	10	\$23,000	
	Gypsum Board	10%			LIFE	**	5-10	\$39,500	
	Wood	5%	0-2	\$2,300	LIFE	**	5	\$50,300	
				Loose/Miss Fasteners, Extent : Moderate, Area Affected : 2%					
				Location : 7th Floor Lobby					
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2066	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2044	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2044	**			
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2051	**	5	\$400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.					
	Switchgear / Switchboard								
	Air Circuit Breaker	20%			2051	**	5	\$100	
	Molded Case Bkrs	80%			2051	**	5	\$1,600	
	Raceway								
	Conduit	100%			2051	**	1		
	Panelboards								
	Fused Disc Sw	10%			2047	**	5	\$200	
	Molded Case Bkrs	90%			2047	**	5	\$1,800	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	20%			2044	**	5	\$100	
	Variable Frequency Drive	80%			2044	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,300	
Stand-by Power									

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

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

Asset # : 4448

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2040	**	1	\$29,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 900 Kilowatts							
Batteries									
	Lead/Acid	100%			2025	\$1,600	5	\$2,800	
Fuel Storage									
	Day Tank	5%			2047	**	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	95%			2059	**	5	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 8,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2036	**	10	\$21,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Offices							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	70%			2036	**	10	\$49,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
Egress Lighting									
	Emergency, Service	50%			2036	**	1		
	Exit, LED	50%			2059	**	1		
Exterior Lighting									
	HID	30%			2036	**	10	\$100	
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2059	**	5	\$2,300	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	**	1	\$8,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Lobby, Perimeter Of The Building							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2036	**	1-3	\$47,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detector, Alarm Bells, Manual Pull Station, Strobe Lights, Horns							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2057	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	**	1	\$37,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse Boiler Room								
	Explanation : 3 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2053	**	4	\$3,800	
	Terminal Devices								
	Air Handler	100%			2036	**	1	\$47,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2032	**	2	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : R-407c Refrigerant								
	Heat Rejection								
	Water Cooling Tower	100%			2032	**	2	\$77,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,800	
	Exhaust Fans								
	Interior	70%			2036	**	2	\$1,600	
	Roof	30%			2036	**	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$46,800	2	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : 2 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$2,600	4	\$2,400	
	Sewage Ejector(s)								
	Electric	100%			2036	**	4	\$3,100	
	Backflow Preventer								
	Generic	100%			2039	**	1	\$4,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE		* *		
		Other Observation, Extent : Severe, Area Affected : 90%							
		Location : 2 Units From Basement To 7th Floor, 1 Unit From Basement To Penthouse							
		Explanation : 3 Units Repaired Frequently							
	Hydraulic	10%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement To 1st Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2057		* *	1-5	\$38,700
	Sprinkler								
	Generic	100%			2057		* *	1-2	\$21,500
	Fire Pump								
	Generic	100%			2044		* *	1	\$14,300

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 11-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,16,18
Block : 1876 **Lot** : 20 **BIN** : 1056586

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,260,600	\$207,400
Interior Architecture	\$474,600	\$100,400
Electrical	\$1,456,000	\$562,200
Mechanical	\$117,000	\$435,600
Total	\$3,308,200	\$1,305,500
Importance Code A	\$1,260,600	\$239,000
Importance Code B	\$1,934,600	\$1,027,000
Importance Code C	\$113,000	\$39,600
Total	\$3,308,200	\$1,305,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$27,000	\$13,400		\$8,000
Interior Architecture	\$21,600	\$18,000	\$3,700	\$13,800
Electrical	\$1,200	\$1,600	\$2,500	\$22,400
Mechanical	\$22,000	\$24,400	\$29,600	\$35,900
Site Pavements	\$3,100			
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
Total	\$128,200	\$110,700	\$89,200	\$133,500
Importance Code A	\$37,800	\$24,300	\$10,900	\$19,100
Importance Code B	\$68,800	\$86,400	\$78,300	\$114,400
Importance Code C	\$21,600			
Total	\$128,200	\$110,700	\$89,200	\$133,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$96,400	
	Masonry: Brick	90%	Now	\$1,072,700	LIFE	* *	5	\$111,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Patching Evident, Extent : Light, Area Affected : 5%									
Location : Throughout									
Sidewalk Shed in Use, Extent : Light, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Windows									
	Aluminum	95%	Now	\$117,700	2046	* *	5	\$13,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Glass Block	5%			LIFE	* *	5	\$900	
Parapets									
	Masonry: Brick	75%			LIFE	* *	5	\$2,700	
	Metal Panel	5%			2056	* *	5	\$700	
	Metal Rail	20%			2043	* *	5-10	\$13,200	
Roof									
	Copper/Terne	50%	Now	\$27,000	2045	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Metal Panel	10%			2043	* *	10	\$5,400	
	Modified Bitumen	27%			2035	* *	10	\$8,000	
	Roll Roofing	10%			2026	\$13,100	5	\$4,900	
	Skylight, Metal/Glass	3%	Now	\$70,100	2040	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Stair Tower									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Stair Tower									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	14%			2029	\$285,600	3	\$31,400	
	Cast in Place Concrete	5%			LIFE	**	5	\$16,400	
	Ceramic Tile	5%			2039	**	5	\$7,500	
	Steel Plate	2%	Now	\$175,000	LIFE	**	1		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Basement Stair								
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : Basement Stair								
	Vinyl Tile	74%	Now	\$50,300	2035	**	3	\$41,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Apartments Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Apartments Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Apartments Throughout								
Interior Walls									
	Ceramic Tile	5%	Now	\$21,600	2033	**	5	\$3,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Bathrooms In Dormitories								
	Gypsum Board	45%			LIFE	**	5	\$39,600	
	Marble Panels	5%			LIFE	**			
	Plaster	45%	Now	\$113,000	LIFE	**	5	\$19,800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Exit Stair, Basement, Apartments Throughout								
	Paint Peeling, Extent : Light, Area Affected : 10%								
	Location : Apartments Throughout								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Apartments Throughout								
Ceilings									
	AcousTileSusp.Lay-In	10%			2043	**	5	\$15,000	
	Exposed Concrete	10%			LIFE	**	5	\$2,300	
	Gypsum Board	15%			LIFE	**	5	\$28,100	
	Plaster	65%	Now	\$136,300	LIFE	**	5	\$60,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Apartments Throughout								
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Basement, Apartments Throughout								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Apartments Throughout								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$3,100	2043	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout								

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	80%			2030	\$31,600	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : There Are Three 800 Ampere Main Disconnect Switches. They Are In Satisfactory Condition.									
	Fused Disc Sw	20%			2040	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : There Is A 400 Ampere Main Disconnect Switch For Emergency Systems. It Is In Satisfactory Condition.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2040	* *	5	\$500	
Raceway									
	Conduit	95%			2030	\$154,100	1		
	Conduit	5%			2050	* *	1		
Panelboards									
	Fused Disc Sw	10%			2029	\$12,800	5	\$300	
	Fused Disc Sw	5%			2046	* *	5	\$100	
	Molded Case Bkrs	80%			2029	\$102,100	5	\$2,300	
	Molded Case Bkrs	5%			2046	* *	5	\$100	
Wiring									
	Braided Cloth	80%	2-4	\$204,500	2055	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	15%			2030	\$38,300	1		
	Thermoplastic	5%			2050	* *	1		
Motor Controllers									
	Locally Mounted	80%			2028	\$175,700	5	\$600	
	Locally Mounted	20%			2043	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : There Is Sign That The Grounding Has Been Refurbished.									
Lighting									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

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

Lighting

Interior Lighting

Fluorescent

40%

2025

\$769,400

10

\$40,200

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

Fluorescent

10%

2038

* *

10

\$10,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridor**Explanation : Fixtures Are T-8 Lamps Type. They Are In Satisfactory Condition.*

Fluorescent

50%

2038

* *

10

\$50,300

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Service

40%

2038

* *

1

Emergency, Battery

10%

2025

\$15,800

10

\$2,600

Exit, Service

45%

2038

* *

1

Exit, Service

5%

2025

\$2,000

1

Exterior Lighting

HID

100%

2025

\$441,900

10

\$300

Alarm

Security System

No Component

70%

Generic

30%

2038

* *

1

\$12,300

Fire/Smoke Detection

Under Construction

100%

Mechanical

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

Energy Source

Interruptible Gas/Dual

100%

2040

* *

1

Fuel

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

Conversion Equipment

Steam Boiler

100%

2035

* *

1

\$108,500

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

Distribution

Central Plant Steam

100%

2040

* *

4

\$5,400

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

2035

* *

1

\$35,400

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Split Unit	2%			2035	**			
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : 2nd Floor Roof Set Back							
		Explanation : Serves First Floor Waiting Rooms							
	Window/Wall Unit	20%			2028	\$45,700	1		
	No Component	78%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$6,100	
	No Component	90%							
	Exhaust Fans								
	Interior	100%	Now	\$117,000	2030	\$389,900	2	\$2,700	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Penthouse							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2035	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2040	**	4	\$10,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$3,700	4	\$3,500	
	Backflow Preventer								
	Generic	100%			2035	**	1	\$6,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Units From Basement To 18th Floor, One Unit From 1st To 18th Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	**	1-5	\$57,300	
	Sprinkler								
	No Component	80%							
	Generic	20%			2040	**	1-2	\$6,100	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Fire Pump									
	Generic	100%			2039	* *	1	\$20,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : On Roof.									
Explanation : Installed Four Years Ago									

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 29-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 4077 **Lot** : 24 **BIN** : 3090429

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$36,400	
Interior Architecture	\$35,200	\$45,300
Mechanical	\$95,300	\$131,000
Total	\$166,900	\$176,400
Importance Code A	\$36,400	\$131,000
Importance Code B	\$130,500	\$45,300
Total	\$166,900	\$176,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$43,600	\$11,300		\$1,500
Interior Architecture	\$10,000	\$3,700		\$600
Electrical	\$1,300	\$1,800	\$1,300	\$2,200
Mechanical	\$3,000	\$10,400	\$3,800	\$20,400
Site Pavements	\$1,000			
Total	\$58,900	\$27,300	\$5,000	\$24,700
Importance Code A	\$44,400	\$12,200	\$800	\$2,300
Importance Code B	\$11,800	\$15,100	\$4,200	\$22,300
Importance Code C	\$2,600			
Total	\$58,900	\$27,300	\$5,000	\$24,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	42%	Now	\$12,300	LIFE	**	5	\$7,600	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 4th Floor By Windows								
	Masonry: Limestone	5%			LIFE	**	5	\$700	
	Stucco Cement	50%			2043	**	5	\$22,700	
	Window Wall	3%			2050	**	5	\$2,000	
Windows									
	Aluminum	90%	Now	\$26,400	2038	**	5	\$3,000	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Metal Clad	10%	Now	\$36,400	2055	**	5	\$2,100	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 15%								
	Location : Stairs								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,800	
	Masonry: Brick	90%			LIFE	**	5	\$4,100	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : South And East Parapets								
	Explanation : Cement Stucco Finish On Interior Of Parapet								
	Metal Panel	5%			2050	**	5	\$900	
Roof									
	Modified Bitumen	95%	Now	\$4,900	2035	**			
	Blisters, Extent : Moderate, Area Affected : 5%								
	Location : Main Roof								
	Skylight, Metal/Glass	5%			2050	**	10	\$3,000	
Soffits									
	Stucco Cement	100%			2035	**	5		
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$8,200	
	Ceramic Tile	5%	Now	\$1,300	2039	**	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Apartment Bathrooms								
	Quarry Tile	20%			2043	**	5	\$7,500	
	Vinyl Tile	20%	4+	\$4,500	2030	\$45,300	3	\$1,900	
	Loose Units, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations								
	Wood	40%	Now	\$35,200	2045	**	5	\$9,400	
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : Apartments								

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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	20%	Now	\$2,600	2039	* *	5	\$2,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Stairwell									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
	Gypsum Board	45%			LIFE	* *	5	\$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 4th Floor Apartments At Window Heads									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 4th Floor Apartments At Window Heads									
	Masonry: Fieldstone	5%			LIFE	* *			
	Plaster	20%			LIFE	* *	5	\$1,300	
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$900	2035	* *	5	\$2,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : First Floor Office									
	Gypsum Board	70%			LIFE	* *	5	\$21,900	
	Plaster	10%	Now	\$700	LIFE	* *	5	\$1,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Entry Vestibule									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2050	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$1,000	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Dumont Avenue Side									
On-Site Walkways									
	Cast in Place Concrete	100%			2035	* *			
Activity Yard									
	Cast in Place Concrete	65%			2035	* *			
	Rubber Matting	35%			2030				

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2040	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 600 Ampere Main Disconnect Switch For The House.									
	Fused Disc Sw	50%			2040	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200 Ampere Main Disconnect Switch For Day Care.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2040	**	5	\$100	
Raceway									
	Conduit	100%			2040	**	1		
Panelboards									
	Molded Case Bkrs	90%			2038	**	5	\$400	
	Molded Case Bkrs	10%			2055	**	5		
Wiring									
	Thermoplastic	95%			2040	**	1		
	Thermoplastic	5%			2056	**	1		
Motor Controllers									
	Locally Mounted	100%			2035	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	5%			2035	**	10	\$800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Stairway, Hallway, Daycare And Offices									
	LED	95%			2040	**			
Egress Lighting									
	Emergency, Battery	50%			2040	**	10	\$2,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building									
Explanation : LED Lighting Fixtures Installed In 2018									
	Exit, Service	50%			2040	**	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building									
Explanation : LED Lighting Fixtures Installed In 2018									
Exterior Lighting									
	LED	100%			2040	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building Exterior									
Explanation : LED Lighting Fixtures Installed In 2018									

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

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

Alarm

Security System

No Component

50%

Generic

50%

2035

* *

1

\$3,200

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$10,500

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2028

\$131,000

1

\$8,400

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

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$1,300

Terminal Devices

Convactor/Radiator

100%

2035

* *

1

\$5,500

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

15%

2024

\$95,300

2

\$200

Window/Wall Unit

25%

2023

\$8,900

1

No Component

60%

Distribution

Ductwork/Diffusers

15%

LIFE

* *

2

\$3,300

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$9,500

Exhaust Fans

Roof

30%

2025

\$8,500

2

\$200

No Component

70%

Plumbing

H/C Water Piping

Galvanized Steel

100%

2035

* *

1

Water Heater

Gas Fired

100%

2-4

\$500

2025

\$10,400

2

\$200

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Hot Water Storage Tank In Basement.*

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

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$2,600	4	\$500	
	Sewage Ejector(s)								
	Electric	100%			2030	\$4,900	4	\$1,000	
	Backflow Preventer								
	Generic	100%			2030	\$4,300	1	\$1,000	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2040	**	1-2	\$200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 29-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 4077 **Lot** : 28 **BIN** : 3090430

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$36,400	
Interior Architecture	\$39,600	
Electrical		\$42,100
Mechanical	\$59,800	
Total	\$135,800	\$42,100
Importance Code A	\$36,400	
Importance Code B	\$99,400	\$42,100
Total	\$135,800	\$42,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$38,100	\$11,800		\$18,300
Interior Architecture	\$23,500	\$4,400		\$2,300
Electrical	\$1,200	\$1,700	\$1,200	\$1,300
Mechanical	\$2,000	\$9,800	\$2,000	\$11,200
Total	\$64,800	\$27,700	\$3,200	\$33,200
Importance Code A	\$38,900	\$12,600	\$800	\$19,100
Importance Code B	\$15,600	\$15,100	\$2,400	\$14,100
Importance Code C	\$10,300			
Total	\$64,800	\$27,700	\$3,200	\$33,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$11,700	LIFE	**	5	\$7,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Apartments By Windows								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Stucco Cement	52%			2043	**	5	\$23,600	
Window Wall	3%			2050	**	5	\$2,000	
Windows								
Aluminum	90%	Now	\$26,400	2038	**	5	\$3,000	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Various Windows								
Metal Clad	10%	0-2	\$36,400	2055	**	5	\$2,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,800	
Masonry: Brick	90%			LIFE	**	5	\$4,100	
Other Observation, Extent : Light, Area Affected : 60%								
Location : South And West Parapets								
Explanation : Cement Stucco Finish On Interior Of Parapet								
Metal Panel	5%			2050	**	5	\$900	
Roof								
Modified Bitumen	95%			2035	**	10	\$16,900	
Skylight, Metal/Glass	5%			2050	**	10	\$3,000	
Soffits								
Stucco Cement	100%			2035	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$8,200	
Ceramic Tile	5%			2033	**	5	\$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Apartment Bathrooms								
Quarry Tile	20%			2043	**	5	\$7,500	
Vinyl Tile	15%	Now	\$1,700	2030	\$34,000	3	\$1,400	
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Various Locations								
Wood	45%	4+	\$39,600	2045	**	5	\$10,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout Apartments								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls	Ceramic Tile	15%	Now	\$5,000	2033	**	5	\$1,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Apartment Bathrooms								
	Concrete Masonry Unit	10%			LIFE	**	5	\$900	
	Gypsum Board	50%	Now	\$2,500	LIFE	**	5	\$6,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Various 4th Floor Apartments By Windows								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Various 4th Floor Apartments By Windows								
	Masonry: Fieldstone	10%			LIFE	**			
	Plaster	15%	Now	\$2,900	LIFE	**	5	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Stair Bulkheads								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Stair Bulkheads								
Ceilings									
AcousTileSusp.Lay-In		15%			2035	**	5	\$3,700	
	Gypsum Board	85%	Now	\$11,500	LIFE	**	5	\$26,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Various 4th Floor Apartments By Windows								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various 4th Floor Apartments By Windows									
Site Enclosure									
Fence/Gates	Iron Picket	100%			2065	**			
	Retaining Walls								
	Cast in Place Concrete	90%			2050	**			
	Masonry: Fieldstone	10%			2040	**			
Site Pavements									
Public Sidewalk	Cast in Place Concrete	100%			2035	**			
	On-Site Walkways								
Cast in Place Concrete		100%			2035	**			
	Activity Yard								
	Cast in Place Concrete	70%			2035	**			
Rubber Matting	30%			2030					

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	**	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : One 600 Ampere And 100 Ampere Main Disconnect Switch For The House And Laundry						
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	**	5	\$100	
	Raceway								
	Conduit	100%			2040	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2038	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2040	**	1		
	Motor Controllers								
	Locally Mounted	100%			2035	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	15%			2030	\$42,100	10	\$2,200	
			Compact Fluorescent Light, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building - Apartment Unit						
	LED	85%			2040	**			
	Egress Lighting								
	Emergency, Battery	50%			2040	**	10	\$1,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout Building						
			Explanation : Lighting Fixtures Installed In 2018.						
	Exit, Service	50%			2040	**	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout Building						
			Explanation : Lighting Fixtures Installed In 2018.						
	Exterior Lighting								
	HID	50%			2030	\$32,300	10		
	LED	50%			2040	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Building Exterior						
			Explanation : Lighting Fixtures Installed In 2018.						
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2035	**	1	\$3,000	
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	**	1-3	\$9,900	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2035	**	1	\$7,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 3 Units Multi Temp								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$1,200	
	Terminal Devices								
	Convactor/Radiator	100%			2035	**	1	\$5,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2024	\$59,800	2	\$100	
	Window/Wall Unit	25%			2023	\$8,300	1		
	No Component	65%							
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$2,100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2035	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$9,800	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$2,400	4	\$500	
	Backflow Preventer								
	Generic	100%			2030	\$4,100	1	\$1,000	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2040	**	1-2	\$200	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : SAMARITAN FORBELL
Address : 338 FORBELL STREET @ SUTTER AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0066.000 / 3016 **Yr Built/Renovated** : 1979 / 2005
Area Sq Ft : 43,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4258 **Lot** : 36 **BIN** : 3095610

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$588,800	\$88,000
Interior Architecture	\$326,100	\$95,300
Electrical	\$475,500	\$857,000
Mechanical	\$2,008,700	\$269,200
Total	\$3,399,100	\$1,309,400
Importance Code A	\$1,350,800	\$88,000
Importance Code B	\$1,822,000	\$1,126,100
Importance Code C	\$226,300	\$95,300
Total	\$3,399,100	\$1,309,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$2,900	
Interior Architecture	\$31,500			\$7,300
Electrical	\$1,100	\$2,900	\$63,400	\$3,700
Mechanical	\$8,800	\$4,700	\$30,200	\$4,700
Site Pavements	\$4,000			
Total	\$45,300	\$7,600	\$96,600	\$15,600
Importance Code A	\$4,000		\$7,000	
Importance Code B	\$37,400	\$7,600	\$89,600	\$15,600
Importance Code C	\$4,000			
Total	\$45,300	\$7,600	\$96,600	\$15,600



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DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	Now	\$141,800	LIFE	**	5	\$88,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Windows								
	Aluminum	100%	Now	\$168,400	2037	**	5	\$4,700	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Bent/Warped Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Parapets								
	Masonry: Brick	90%	Now	\$166,100	LIFE	**	5	\$13,500	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	10%			2049	**	5	\$5,800	
	Roof								
	Modified Bitumen	100%	Now	\$112,600	2034	**			
		Alligatoring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Blisters, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Soffits								
	Cast in Place Concrete	100%			LIFE	**	5	\$15,500	

Interior

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DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$11,400	LIFE	**	5	\$7,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$14,100	2038	**	5	\$1,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Throughout							
	Quarry Tile	5%			2042	**	5	\$5,100	
	Vinyl Tile	85%	2-4	\$52,700	2034	**	3	\$21,800	
		Blisters, Extent : Light, Area Affected : 5%							
		Location : Basement							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%	Now	\$156,000	2038	**	5	\$4,400	
		Adhesion Failure, Extent : Severe, Area Affected : 100%							
		Location : Bathrooms							
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Bathrooms							
	Gypsum Board	90%	Now	\$70,300	LIFE	**	5	\$95,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	80%	Now	\$47,200	2034	**	5	\$27,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	AcousTileSusp.Lay-In	10%			2042	**	5	\$6,800	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$4,300	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2049	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2064	**			
Site Pavements									

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DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%			2042		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Light, Area Affected : 15%							
		Location : Throughout, Perimeter Of Building							
Parking/Driveway									
	Asphalt	100%	0-2	\$4,000	2038		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout, At Dry Wells							
Activity Yard									
	Asphalt	100%			2038		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2029	\$8,900	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 3,000 Ampere Main Disconnect Switch. Room Is Poorly Illuminated.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$104,300	5	\$200	
Raceway									
	Conduit	95%			2039	* *	1		
	Conduit	5%			2049	* *	1		
Panelboards									
	Fused Disc Sw	5%			2028	\$2,400	5	\$100	
	Molded Case Bkrs	85%			2037	* *	5	\$1,000	
	Molded Case Bkrs	10%			2051	* *	5	\$100	
Wiring									
	Thermoplastic	90%			2039	* *	1		
	Thermoplastic	10%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$99,800	5	\$300	

Ground

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DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	58%			2029	\$437,700	10	\$22,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building.							
		Explanation : T-12 Lamps							
	Fluorescent	40%			2034	* *	10	\$15,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2034	* *	10	\$800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2024	\$31,000	10	\$5,200	
	Exit, Service	50%			2024	\$7,600	1		
	Exterior Lighting								
	HID	100%			2029	\$173,400	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$41,700	1	\$4,800	
	Fire/Smoke Detection								
	Generic, Digital	100%	Now	\$475,500	2039	* *	1-3	\$24,100	
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building.							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Radiant Heater	100%			2024	\$762,000	2	\$19,900	
	Terminal Devices								
	Air Handler	100%			2024	\$604,600	1	\$26,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Ext Pkg Unit -	50%			2029	\$269,200	2	\$1,300	
	Heating/Cooling								
	Split Unit	50%			2024	\$458,900			

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SAMARITAN FORBELL
Asset # : 3016

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$55,900	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,000	
Exhaust Fans									
	Interior	95%			2024	\$145,300	2	\$1,300	
	Roof	5%			2024	\$3,600	2	\$100	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2034	**	1		
Water Heater									
	Electric	50%			2024	\$18,900	4	\$100	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : Two 120 Gallon Water Heaters								
	Electric	50%			2022	\$18,900	4	\$200	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : Two 120 Gallon Water Heaters								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2034	**	4	\$2,600	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Roughly 5 Years Old In Basement								
Backflow Preventer									
	No Component	50%							
	Generic	50%			2029	\$5,500	1	\$1,300	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : On Spinkler Service								
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	Generic	100%			2039	**	1-2	\$12,000	
Chemical System									
	No Component	95%							
	Generic	5%			2024	\$1,400	1-3	\$200	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : SCCW CENTRAL
Address : 350 LAFAYETTE STREET @ BOND ST.
Borough : MANHATTAN **Agency's Number** : M010
Program / Asset # : DHS0071.000 / 4443 **Yr Built/Renovated** : 1913 / 1999
Area Sq Ft : 18,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 17-Jun-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 529 **Lot** : 15 **BIN** : 1008425

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$62,400	\$113,800
Interior Architecture		\$195,200
Electrical	\$638,400	\$108,800
Mechanical		\$317,100
Total	\$700,800	\$734,900
Importance Code A	\$62,400	\$240,400
Importance Code B	\$638,400	\$494,500
Total	\$700,800	\$734,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$58,100			\$5,400
Interior Architecture		\$9,000	\$10,800	
Electrical	\$6,600	\$2,700	\$2,500	\$49,600
Mechanical	\$63,400	\$3,600	\$15,300	\$12,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$132,000	\$19,200	\$32,600	\$71,600
Importance Code A	\$59,900	\$1,800	\$1,800	\$7,300
Importance Code B	\$72,200	\$17,400	\$23,100	\$64,400
Importance Code C			\$7,700	
Total	\$132,000	\$19,200	\$32,600	\$71,600



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.
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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$8,500		
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : At Cornices And Throughout									
Masonry: Brick	90%			LIFE	* *	5	\$19,600		
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Throughout									
Masonry: Granite	5%	Now	\$15,000	LIFE	* *	5	\$800		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : At Building Base									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : At Building Base									
Explanation : Painted Surfaces									
Windows									
Aluminum	100%			2047	* *	5	\$5,000		
Parapets									
Masonry: Brick	55%			LIFE	* *	5	\$6,000		
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Interior Face									
Explanation : Stucco On Brick									
Metal Rail	15%	Now	\$10,200	2030	\$50,800	5	\$11,600		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Over Fourth Floor									
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Ladder From Third To Fourth Floor Roofs									
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%									
Location : Ladder From Third To Fourth Floor Roofs									
Metal: Cage/Fence	25%	Now	\$18,900	2030	\$63,000	5	\$8,800		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Over Third Floor Roof									
Pre-Cast Concrete	5%			LIFE	* *	5	\$3,400		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Coping									
Roof									
Modified Bitumen	45%			2025	\$62,400	10	\$4,000		
Patching Evident, Extent : Moderate, Area Affected : 20%									
Location : Over Fourth Floor									
Panel/Paver: Cer/Brk	50%	Now	\$11,600	2035	* *				
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Over Third Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Third Floor Dormitories									
Skylight, Metal/Glass	5%			2045	* *	10	\$1,500		

Interior

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

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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$5,400	
	Ceramic Tile	5%			2034	* *	5	\$1,200	
	Terrazzo	5%			LIFE	* *	5	\$1,000	
	Vinyl Tile	80%			2030	\$195,200	3	\$7,400	
Interior Walls									
	Ceramic Tile	25%			2034	* *	5	\$15,500	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$1,200	
	Gypsum Board	10%			LIFE	* *	5	\$3,700	
	Marble Panels	5%			LIFE	* *			
	Plaster	55%			LIFE	* *	5	\$10,200	
Ceilings									
	AcousTileSusp.Lay-In	80%			2038	* *	5	\$17,900	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Third Floor Dormitories								
	Plaster	20%			LIFE	* *	5	\$2,800	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2035	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 800 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2035	* *	5	\$100	
	Raceway								
	Conduit	100%			2035	* *	1		
	Panelboards								
	Fused Disc Sw	20%			2033	* *	5	\$100	
	Molded Case Bkrs	80%			2033	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2035	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$43,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$6,300	1	\$5,500	

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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2028	\$65,400	1	\$7,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Emergency Generator Rated At 156 Kilovolt-ampere							
Batteries									
	Nickel Cadmium	100%			2022	\$1,700	5	\$4,000	
Fuel Storage									
	Main Tank	100%			2040	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 275 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	2%			2025	\$6,900	10	\$300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	98%			2025	\$336,400	10	\$16,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	40%			2025	\$4,100	1		
	Emergency, Battery	10%			2025	\$2,800	10	\$400	
	Exit, Service	50%			2025	\$3,500	1		
Exterior Lighting									
	HID	100%			2025	\$78,900	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$19,000	1	\$2,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside, Hallways And Roof							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2025	\$216,300	1-3	\$11,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2035	* *	5	\$5,600	

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

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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2030	\$126,600	1	\$17,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Central Plant Steam	100%			2035	* *	4	\$1,300	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	100%			2030	\$104,700	1	\$5,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Window/Wall Unit	65%			2022	\$26,500	1		
	No Component	35%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,000	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2025	\$6,500	2	\$100	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2030	\$85,800	1		
	Water Heater								
	Gas Fired	100%			2024	\$11,900	2	\$300	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2022	\$3,000	4	\$600	
	Backflow Preventer								
	Generic	100%			2033	* *	1	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : 1 Unit							

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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Fire Pump								
	Generic	100%		2028	\$12,600	1	\$3,400	
Chemical System								
	Generic	100%		2022	\$30,300	1-3	\$4,000	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES
Address : 1215-1225 SENECA AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0060.000 / 2595 **Yr Built/Renovated** : 1920 / 2005
Area Sq Ft : 77,940 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2761 **Lot** : 43 **BIN** : 2006338

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,180,300	\$94,300
Interior Architecture	\$514,400	\$594,500
Electrical	\$1,931,800	\$1,411,400
Mechanical	\$824,200	
Total	\$4,450,700	\$2,100,200
Importance Code A	\$1,497,500	\$94,300
Importance Code B	\$2,953,200	\$1,912,200
Importance Code C		\$93,700
Total	\$4,450,700	\$2,100,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$11,300		\$12,900	
Interior Architecture	\$24,900	\$4,500		
Electrical	\$1,100	\$5,200	\$5,600	\$6,700
Mechanical	\$6,900	\$6,500	\$29,400	\$6,500
Site Enclosure	\$10,700			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$59,900	\$21,200	\$52,900	\$18,100
Importance Code A	\$11,800	\$3,900	\$16,900	\$3,900
Importance Code B	\$37,500	\$17,400	\$36,000	\$14,300
Importance Code C	\$10,700			
Total	\$59,900	\$21,200	\$52,900	\$18,100



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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	45%	Now	\$131,800	LIFE	**	5	\$40,900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Metal Fire Escapes								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Storage Wall At Main Entrance								
	Graffiti, Extent : Light, Area Affected : 2%								
	Location : East Side								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout South Side								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : B And C Line At East Facade								
	Masonry: Limestone	3%			LIFE	**	5	\$2,000	
	Metal Panel	5%			2049	**	5-10	\$31,300	
	Stucco Cement	47%	Now	\$132,200	2034	**	5	\$53,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout North Side								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout North Side								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Window Sill								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : North Side Throughout								
	Other Observation, Extent : Moderate, Area Affected : 15%								
	Location : North Side								
	Explanation : Rusting Fire Escapes								
Windows									
	Aluminum	94%	Now	\$235,400	2037	**	5	\$13,200	1
	Air Infiltration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Clad	5%	Now	\$77,700	2054	**	5	\$4,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Stairs								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Metal Louvers	1%	4+	\$8,900	2044	**			
	Deformed/Dented, Extent : Light, Area Affected : 100%								
	Location : North Side								

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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,900	
	Masonry: Brick	40%			LIFE	**	5	\$3,000	
	Metal Panel	30%			2049	**	5	\$8,700	
	Stucco Cement	25%			2042	**	5	\$4,800	
Roof									
	Modified Bitumen	97%	Now	\$603,300	2039	**			
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Seams Open/Split, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Skylight, Metal/Glass	3%			2049	**	10	\$4,300	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$13,200	
	Paint Peeling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Ceramic Tile	10%	Now	\$24,900	2032	**	5	\$6,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 1st And 2nd Floor Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Vinyl Tile	30%			2029	\$328,100	3	\$13,600	
	Adhesion Failure, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Wood	55%	Now	\$466,600	2044	**	5	\$62,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : At Apartments								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Apartments.								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Apartments.								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : At Apartments								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								

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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$11,400	
	Gypsum Board	55%			LIFE	**	5	\$93,700	
	Recent Repair Evident, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Apartments 5b And 5c								
	Masonry: Brick	5%			LIFE	**			
	Plaster	30%			LIFE	**	5	\$25,600	
Ceilings									
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	75%	Now	\$47,800	LIFE	**	5	\$110,600	
	Recent Repair Evident, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Plaster	20%			LIFE	**	5	\$14,700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	2-4	\$10,700	2064	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Activity Yard									
	Cast in Place Concrete	50%			2042	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Sinking/Subsiding, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Rubber Matting	50%			2034	**			

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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$22,200	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 2,000 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$130,400	5	\$300	
	Raceway								
	Conduit	100%			2029	\$105,700	1		
	Panelboards								
	Molded Case Bkrs	100%	Now	\$71,800	2054	* *	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : Panelboards Are Overloaded. Breakers Frequently Trip Because There Are Too Many Loads Connected To Circuits.							
	Wiring								
	Thermoplastic	100%			2029	\$164,200	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$159,700	5	\$500	
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Covered With Insulation							
Lighting									
	Interior Lighting								
	Fluorescent	30%	Now	\$410,400	2039	* *			
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	50%			2029	\$684,000	10	\$35,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Corridors, Staircases.							
	Incandescent	20%	0-2	\$273,600	2039	* *	2	\$300	
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
	Egress Lighting								
	Emergency, Battery	50%			2029	\$56,100	10	\$9,400	
	Exit, Service	50%			2029	\$13,900	1		
	Exterior Lighting								
	HID	100%	2-4	\$314,300	2039	* *			
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building Exterior.							
Alarm									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

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

Alarm

Security System

No Component

Generic

70%

30%

2029

\$75,500

1

\$8,700

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

Location : Outside, Hallways.

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog

100%

0-2

\$861,800

2039

* *

1-3

\$43,700

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

Location : Throughout The Building.

Explanation : Obsolete System, Inadequate For The Building.

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

Heating

Energy Source

Natural Gas

100%

2049

* *

1

Conversion Equipment

Hot Water Boiler

88%

2-4

\$317,200

2049

* *

1

\$30,500

Corroded, Extent : Severe, Area Affected : 10%

Location : Boiler Room

On Extended Life, Extent : Severe, Area Affected : 50%

Location : Boiler Room

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

Location : Basement Boiler Room

Explanation : 2 Units

Hot Water Boiler

12%

2042

* *

1

\$4,600

Distribution

Hot Wtr Piping/Pump

100%

2-4

\$121,500

2054

* *

4

\$3,800

Leak Evident, Extent : Severe, Area Affected : 100%

Location : Boiler Room

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

Location : Boiler Room

Terminal Devices

Convactor/Radiator

100%

2-4

\$208,600

2042

* *

1

\$22,700

Damaged, Extent : Severe, Area Affected : 50%

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

10%

2024

\$16,200

1

No Component

90%

Ventilation

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

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DEPT. OF HOMELESS SERVICES - 071
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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$43,500	
	Exhaust Fans								
	Roof	100%			2024	\$129,400	2	\$2,400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$47,500	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 900 Gallon Storage Tank							
	Sanitary Piping								
	Cast Iron	90%			LIFE	* *	1		
	Cast Iron	10%	Now	\$5,700	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Explanation : Clear Corrosion And Damage In Visible Areas In Kitchens And Mechanical Spaces							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement To Ground Floor							
		Explanation : 1 Freight							
	No Component	90%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2039	* *	1-2	\$1,100	

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

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF
Address : 331 EAST 12TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0095.000 / 14740 **Yr Built/Renovated** : 1927 /
Area Sq Ft : 28,659 **Project Type** : HOMELESS SERVICES
Date of Survey : 07-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 4,5,6,7
Block : 454 **Lot** : 52 **BIN** : 1006502

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$217,400
Interior Architecture	\$270,600	
Electrical		\$277,500
Mechanical	\$56,700	\$185,500
Total	\$327,300	\$680,400
Importance Code A		\$402,900
Importance Code B	\$327,300	\$277,500
Total	\$327,300	\$680,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$500	\$7,000
Interior Architecture	\$87,000	\$2,800	\$9,600	\$3,700
Electrical	\$32,600	\$800	\$20,200	\$1,000
Mechanical	\$36,600	\$6,200	\$10,400	\$7,600
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$179,900	\$33,400	\$64,400	\$43,000
Importance Code A	\$2,800	\$2,800	\$3,400	\$9,900
Importance Code B	\$127,200	\$28,900	\$61,000	\$33,100
Importance Code C	\$49,800	\$1,700		
Total	\$179,900	\$33,400	\$64,400	\$43,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$35,600	
	Masonry: Brick	90%			LIFE	**	5	\$41,000	
Windows									
	Aluminum	100%			2045	**	5	\$14,100	
Parapets									
	Cast Stone/Terra Cotta	20%			LIFE	**	5	\$7,600	
	Masonry: Brick	75%			LIFE	**	5	\$3,700	
	Metal Panel	5%			2049	**	5	\$1,000	
Roof									
	IRMA/Protected Membrane	25%			2029	\$27,600	10	\$3,200	
	Modified Bitumen	75%			2029	\$140,800	10	\$9,700	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$9,300	
	Ceramic Tile	5%			2038	**	5	\$2,100	
	Vinyl Tile	70%	4+	\$270,600	2039	**	3	\$11,200	
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Auditorium							
	Wood	15%	4+	\$22,500	2044	**	5	\$6,000	
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Auditorium							
Interior Walls									
	Cast in Place Concrete	5%	Now	\$23,300	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Retaining Wall In Boiler Room, Sub-basement							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Retaining Wall In Boiler Room, Sub-basement							
	Ceramic Tile	5%			2038	**	5	\$3,400	
	Plaster	90%	4+	\$26,600	LIFE	**	5	\$18,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Auditorium Backstage							
Ceilings									
	AcousTileSusp.Lay-In	45%			2034	**	5	\$19,200	
	Exposed Concrete	5%	Now	\$14,600	LIFE	**	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room, Sub-basement							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room, Sub-basement							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room							
	Plaster	50%			LIFE	**	5	\$13,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Auditorium Backstage							
Site Pavements									

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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

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

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2034

* *

On-Site Walkways

Masonry: Granite

100%

LIFE

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2039

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2,500 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

60%

2039

* *

5

\$100

Fused Knife Sw

40%

2-4

\$31,300

2059

* *

5

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

Raceway

Conduit

80%

2039

* *

1

Conduit

20%

2029

\$7,500

1

Panelboards

Fused Disc Sw

5%

2037

* *

5

Molded Case Bkrs

95%

2037

* *

5

\$700

Wiring

Thermoplastic

80%

2039

* *

1

Thermoplastic

20%

2029

\$11,000

1

Motor Controllers

Locally Mounted

100%

2034

* *

5

\$200

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$400

Lighting

Interior Lighting

Fluorescent

30%

2034

* *

10

\$7,900

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Hallways*

Fluorescent

40%

2029

\$201,200

10

\$10,500

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Apartment Rooms*

Fluorescent

30%

2034

* *

10

\$7,900

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2034	**	10	\$3,500	
	Exit, Service	50%			2034	**	1		
	Exterior Lighting								
	HID	50%			2029	\$57,800	10		
	LED	50%			2037	**			
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	**	1	\$3,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Exit Doors								
	Explanation : CCTV Surveillance Cameras And Intrusion Alarm								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2034	**	1-3	\$5,500	
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2039	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2027	\$185,500	1	\$28,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$24,300	2039	**	4	\$1,400	
	Leak Evident, Extent : Moderate, Area Affected : 100%								
	Location : Condensate Pipe In The Basement								
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$9,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Window/Wall Unit	95%			2024	\$56,700	1		
	No Component	5%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$8,000	
	No Component	50%							

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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Galvanized Steel	100%	0-2	\$6,300	2034	**	1		
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
	Water Heater Gas Fired	100%			2027	\$17,500	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Sanitary Piping Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping Cast Iron	100%			LIFE	**	1		
	Sump Pump(s) Non-Submersible	100%			2029	\$4,400	4	\$600	
	Sewage Ejector(s) Electric	100%			2029	\$8,300	4	\$1,100	
	Backflow Preventer Generic	100%			2029	\$7,300	1	\$1,800	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	70%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : 1 Unit From Basement To 6th Floor, 1 Unit From 1st To 7th Floor							
		Explanation : 2 Units							
	Hydraulic	30%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe Generic	100%			2049	**	1-5	\$15,000	
	Sprinkler Generic	100%			2049	**	1-2	\$8,000	
	Fire Pump Generic	100%			2032	**	1	\$5,400	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : SPRINGFIELD FAMILY INN
Address : 146-80 GUY R. BREWER BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0056.000 / 2670 **Yr Built/Renovated** : 1990 / 2009
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 05-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 13307 **Lot** : 91 **BIN** : 4430508

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$149,700	\$122,300
Interior Architecture		\$133,600
Electrical	\$35,700	\$497,000
Mechanical	\$366,600	\$396,900
Site Pavements	\$39,600	
Total	\$591,700	\$1,149,900
Importance Code A	\$403,800	\$122,300
Importance Code B	\$187,900	\$978,000
Importance Code C		\$49,500
Total	\$591,700	\$1,149,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,300			
Interior Architecture	\$15,500	\$2,200		\$10,100
Electrical	\$8,000	\$1,700	\$2,300	\$2,100
Mechanical	\$33,100	\$8,300	\$24,100	\$11,000
Site Pavements	\$16,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,500	\$16,200	\$30,300	\$27,100
Importance Code A	\$4,300	\$3,000	\$3,100	\$3,000
Importance Code B	\$58,100	\$13,200	\$27,200	\$24,100
Importance Code C	\$19,200			
Total	\$81,500	\$16,200	\$30,300	\$27,100



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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	**	5	\$65,100	
	Stucco Cement	5%			2042	**	5	\$8,600	
Windows									
	Aluminum	98%	0-2	\$40,300	2045	**	5	\$2,300	
		Air Infiltration, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 1%							
		Location : At Sills Throughout							
	Aluminum	2%	Now	\$4,100	2054	**	5		
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Sout West Clearstory, 2 Units							
Parapets									
	Metal: Cage/Fence	100%			2042	**	5-10	\$83,800	
Roof									
	Built-Up (BUR)	65%			2037	**	10	\$57,100	
	Metal Panel	35%			2042	**	10	\$56,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 1%							
		Location : Central Building On Brewer, Detached Leader							
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$800	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$9,800	
	Ceramic Tile	5%			2038	**	5	\$4,500	
	Vinyl Tile	90%			2034	**	3	\$40,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	10%			2032	**	5	\$10,700	
	Concrete Masonry Unit	13%			LIFE	**	5	\$5,600	
	Gypsum Board	77%			LIFE	**	5	\$49,500	
		Water Penetration, Extent : Light, Area Affected : 1%							
		Location : Throughout Rooms 208-216							
Ceilings									
	Exposed Concrete	5%			LIFE	**	5	\$700	
	Gypsum Board	75%			LIFE	**	5	\$84,100	
	Plaster	20%			LIFE	**	5	\$11,200	
Site Enclosure									
Fence/Gates									
	Chain Link	95%			2049	**			
	Iron Picket	5%			2064	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 25%							
		Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.

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

DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2064		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$2,900	2042		* *		
		Misaligned/Bulging, Extent : Light, Area Affected : 1%							
		Location : Brewer Boulevard							
	On-Site Walkways								
	Cast in Place Concrete	100%	0-2	\$13,800	2042		* *		
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Throughout At Joints							
	Activity Yard								
	Cast in Place Concrete	40%	Now	\$39,600	2049		* *		
		Misaligned/Bulging, Extent : Moderate, Area Affected : 100%							
		Location : West Of The Building							
	Cast in Place Concrete	60%			2042		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two 800 Amperes Main Disconnect Switches								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2039	* *	5	\$300	
	Raceway								
	Conduit	100%			2039	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2037	* *	5	\$100	
	Molded Case Bkrs	95%			2037	* *	5	\$1,500	
	Wiring								
	Thermoplastic	100%			2039	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2034	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$900	
Lighting									

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	60%			2034	* *	10	\$33,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%							
		Location : Throughout							
	Fluorescent	5%			2034	* *	10	\$2,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	35%			2029	\$368,200	10	\$19,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Egress Lighting									
	Emergency, Battery	50%			2029	\$43,200	10	\$7,200	
	Exit, Battery	50%			2029	\$36,600	10	\$2,000	
Exterior Lighting									
	HID	20%			2029	\$49,200	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rooftop Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	80%							
Lightning Protection									
Arresters/Cabling	Generic	72%	4+	\$5,200	2044	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Rooftop Perimeter							
		Explanation : Needs To Be Resecured							
	Generic	28%			2069	* *	5	\$300	
Alarm									
Security System	No Component	70%							
	Generic	30%			2034	* *	1	\$6,800	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$11,600	
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	50%	Now	\$23,100	2034	* *	1	\$13,300	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement Boiler Room							
		Explanation : 1 Of 2 Units							
	Hot Water Boiler	50%	0-2	\$231,000	2049	* *	1	\$13,300	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement Boiler Room							
		Explanation : 1 Of 2 Units							
Distribution									
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$3,000	
Terminal Devices									
	Air Handler	25%	Now	\$21,100	2029	\$210,700	1	\$8,300	
		Broken, Extent : Moderate, Area Affected : 3%							
		Location : One Unit In Basement							
	Convactor/Radiator	75%			2034	* *	1	\$14,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%	Now	\$112,500	2039	* *	2	\$400	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units Serving Corridors							
	Split Unit	5%	Now	\$6,400	2029	\$64,000			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Lower Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : Serves Recreational Area							
	Window/Wall Unit	10%			2024	\$12,500	1		
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,400	
	Exhaust Fans								
	Interior	20%			2029	\$42,600	2	\$400	
	Roof	80%			2029	\$79,600	2	\$1,500	
Plumbing									

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2039	* *	1		
	HW Heat Exchanger HTHW/HW	100%			2039	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 1 Unit						
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Submersible	100%			2022	\$2,100	4	\$1,900	
	Sewage Ejector(s) Electric	100%			2029	\$17,600	4	\$2,400	
			Recent Repair Evident, Extent : Light, Area Affected : 50%						
			Location : Basement						
			Recent Replace Evident, Extent : Light, Area Affected : 50%						
			Location : Basement						
	Backflow Preventer Generic	100%			2029	\$15,200	1	\$3,700	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Cellar To 2nd Floor						
			Explanation : 1 Unit						
Fire Suppression									
	Sprinkler Generic	100%			2039	* *	1-2	\$16,800	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE
Address : 100 CENTRAL AVENUE @ SLOSSON TERR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DHS0046.000 / 1944 **Yr Built/Renovated** : 1937 / 1987
Area Sq Ft : 26,134 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors LL,1,4,5,6
Block : 6 **Lot** : 14 **BIN** : 5000048

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$857,300	\$36,200
Interior Architecture	\$467,600	\$358,000
Electrical	\$43,300	\$740,300
Mechanical		\$413,100
Site Enclosure	\$48,700	
Site Pavements	\$53,600	\$65,500
Total	\$1,470,500	\$1,613,100
Importance Code A	\$857,300	\$36,200
Importance Code B	\$358,700	\$1,511,400
Importance Code C	\$254,500	\$65,500
Total	\$1,470,500	\$1,613,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$97,200	\$13,900		
Interior Architecture	\$93,600			\$4,300
Electrical	\$5,100	\$8,700	\$1,900	\$2,100
Mechanical	\$4,800	\$15,200	\$6,800	\$4,000
Site Pavements	\$19,600			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$232,200	\$49,700	\$20,600	\$22,200
Importance Code A	\$99,800	\$16,500	\$2,600	\$2,600
Importance Code B	\$112,700	\$33,200	\$18,000	\$19,700
Importance Code C	\$19,600			
Total	\$232,200	\$49,700	\$20,600	\$22,200



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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE
Asset # : 1944

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$34,900	LIFE	**	5	\$14,500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
		Location : Basement Window At South Facade							
		Exposed Reinforcement, Extent : Severe, Area Affected : 15%							
		Location : Basement Window At South Facade							
	Concrete Masonry Unit	5%	2-4	\$12,700	LIFE	**	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : South Facade							
		Explanation : Section Of South Facade Is Covered With Stucco							
	Masonry: Brick	10%	Now	\$37,400	LIFE	**	5	\$5,800	1
		Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
		Location : Over Door At South Facade							
	Masonry: Brick	30%			LIFE	**	5	\$17,400	
	Stucco Cement	50%	2-4	\$537,900	2041	**	5	\$36,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 50%							
		Location : East/ West Facades Show Cracking And Bulging							
Windows									
	Aluminum	90%	Now	\$168,700	2053	**	5	\$1,900	
		Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Windows At The End Of Useful Life							
	Steel	10%	Now	\$23,400	2053	**	5	\$2,600	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
		Location : Fifth Floor And Stairs							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Fifth Floor							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Fifth Floor And Stairs							
Parapets									
	Masonry: Brick	65%	2-4	\$113,300	LIFE	**	5	\$3,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	5%	Now	\$2,300	2048	**	5	\$500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Coping							
	Metal Rail	5%	Now	\$800	2033	**	5	\$2,000	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : At Corners Of Building							
	Stucco Cement	25%			2041	**	5	\$3,600	

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	95%			2033	**	10	\$13,900	
	Skylight, Metal/Glass	5%	2-4	\$23,100	2038	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior									
Floors									
	Ceramic Tile	5%	4+	\$18,900	2031	\$47,200	5	\$1,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Marble Panels	5%			LIFE	**	5	\$1,700	
	Terrazzo	15%	Now	\$34,000	LIFE	**	5	\$5,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Lobby								
	Vinyl Tile	75%	2-4	\$31,100	2028	\$310,800	3	\$12,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior Walls									
	Plaster	100%	4+	\$152,200	LIFE	**	5	\$26,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Ceilings									
	AcousTileSusp.Lay-In	80%	2-4	\$315,400	2048	**	5	\$18,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Metal Panel	5%			LIFE	**	5	\$2,900	
	Plaster	15%	0-2	\$9,600	LIFE	**	5	\$4,300	
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Site Enclosure									
Fence/Gates									
	Chain Link	100%	4+	\$48,700	2038	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Site Pavements									
Parking/Driveway									
	Asphalt	50%	4+	\$19,600	2031	\$65,500			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Parking Lot								
	Cast in Place Concrete	50%	4+	\$53,600	2033	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Throughout Parking Lot								

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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

Site Pavements

Activity Yard

Cast in Place Concrete	85%			2033		* *			
Rubber Matting	15%			2028					

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028		\$5,200	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated 800 Amperes

Raceway

Conduit	100%			2028		\$37,700	1		
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Panelboards

Fused Disc Sw	10%			2027		\$3,200	5	\$100	
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Molded Case Bkrs	90%			2027		\$28,700	5	\$600	
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Wiring

Thermoplastic	100%			2028		\$54,900	1		
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Motor Controllers

Locally Mounted	100%	2-4	\$1,200	2033		* *	5	\$100	
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Corroded, Extent : Light, Area Affected : 1%

Location : Roof

Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$400	
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Stand-by Power

Transfer Switches

Manual	100%			2028		\$5,800	5	\$100	
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Generators

Natural Gas	100%			2031		\$60,200	1	\$10,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Outside Side Yard

Explanation : 12.5 Kilowatts

Batteries

Lead/Acid	100%			2022		\$1,600	5	\$1,000	
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Lighting

Interior Lighting

Fluorescent	99%			2028		\$454,100	10	\$23,700	
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T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	1%			2028		\$4,600	10	\$200	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Basement

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2033	* *	10	\$3,200	
	Emergency, Battery	50%			2033	* *	10	\$3,200	
Exterior Lighting									
	HID	15%			2028	\$15,800	10		
	No Component	85%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2043	* *	5	\$800	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2028	\$42,200	1	\$4,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways, Outside								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%	0-2	\$43,300	2028	\$86,700	1-3	\$4,400	
	Malfunctioning, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2038	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2033	* *	1	\$25,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Steam Piping/Pump	100%			2028	\$115,600			
	Terminal Devices								
	Convactor/Radiator	100%			2026	\$139,900	1	\$8,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2023	\$10,900	1		
	No Component	80%							

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE
Asset # : 1944

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2028	\$5,000	1	\$400	
	No Component	95%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2028	\$500	2	\$900	
			Other Observation, Extent : Light, Area Affected : 30%						
			Location : Roof And By Fire Escape Stairs.						
			Explanation : Refrigerant Piping Damaged And Missing Insulation.						
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,600	
Exhaust Fans									
	Roof	99%			2028	\$43,000	2	\$800	
	Wall Unit	1%			2028	\$100	2		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Child Care						
			Explanation : 2 Units						
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2026	\$114,700	1		
Water Heater									
	Gas Fired	100%			2027	\$15,900	2	\$400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 3 Units Installed 2014						
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Not Accessible	100%							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 6th Floor						
			Explanation : 2 Units						
Fire Suppression									
	Sprinkler								
	Generic	100%			2048	* *	1-2	\$7,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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

Fire Suppression

Chemical System

No Component

Generic

99%

1%

2023

\$300

1-3

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

Location : Kitchen

Explanation : Ansul-102

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

Maintenance \$ are aggregated over a 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 : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 04-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 3243 **Lot** : 46 **BIN** : 3073773

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$280,900	\$35,800
Interior Architecture	\$170,500	\$307,900
Electrical		\$1,060,300
Mechanical	\$42,400	\$515,300
Total	\$493,800	\$1,919,300
Importance Code A	\$323,300	\$459,800
Importance Code B	\$90,800	\$1,410,800
Importance Code C	\$79,700	\$48,700
Total	\$493,800	\$1,919,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$47,500			\$19,600
Interior Architecture	\$10,500	\$2,100		\$19,600
Electrical	\$1,300	\$2,200	\$1,300	\$1,600
Mechanical	\$24,300	\$4,700	\$9,200	\$66,900
Site Pavements	\$1,800			
Total	\$85,500	\$9,000	\$10,500	\$107,700
Importance Code A	\$47,500	\$2,700	\$2,700	\$22,500
Importance Code B	\$31,500	\$6,300	\$7,800	\$85,200
Importance Code C	\$6,500			
Total	\$85,500	\$9,000	\$10,500	\$107,700



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

DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$83,100	LIFE	**	5	\$25,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Along Stockholm Street And Central Avenue Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 4th Floor Apartments Along Central Avenue							
Masonry: Limestone	5%	Now	\$16,700	LIFE	**	5	\$2,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	50%	Now	\$88,600	2035	**	5	\$35,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : West And South Side Of Building							
Windows								
Aluminum	100%	Now	\$109,300	2046	**	5	\$6,100	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$6,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Areaways And Interior Face							
	Explanation : Stucco On Brick							
Masonry: Sandstone	35%	Now	\$30,800	LIFE	**	5	\$4,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Modified Bitumen	95%			2035	**	10	\$19,600	
Skylight, Metal/Glass	5%			2050	**	10	\$3,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
Ceramic Tile	10%	Now	\$5,900	2039	**	5	\$2,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Toilets Throughout							
Quarry Tile	5%			2043	**	5	\$4,300	
Vinyl Tile	50%	Now	\$51,800	2030	\$259,200	3	\$10,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Apartments And Family Room							
	Patching Evident, Extent : Light, Area Affected : 10%							
	Location : Apartments Throughout							
Wood	30%			2045	**	5	\$32,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	20%	Now	\$79,700	2039	* *	5	\$13,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Toilets Throughout							
	Gypsum Board	60%			LIFE	* *	5	\$48,700	
	Plaster	20%	Now	\$4,600	LIFE	* *	5	\$8,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Apartments 4g And 4h							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Apartments 4g And 4h							
Ceilings									
	Plaster	100%	Now	\$38,900	LIFE	* *	5	\$34,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Basement Mechanical Room							
Site Enclosure									
	Fence/Gates								
	Chain Link	50%			2050	* *			
	Iron Picket	50%			2065	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2065	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	* *			
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$1,800	2043	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere And Two 200 Ampere Main Disconnect Switches							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	* *	5	\$200	
	Raceway								
	Conduit	100%			2040	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2038	* *	5	\$1,400	
	Wiring								
	Thermoplastic	100%			2040	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2035	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2030	\$241,300	10	\$12,600	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Offices, Basement, Hallway And Stairway								
	Incandescent	75%			2030	\$724,000	2	\$900	
	Egress Lighting								
	Emergency, Battery	50%			2030	\$39,600	10	\$6,600	
	Exit, Service	50%			2030	\$9,800	1		
	Exterior Lighting								
	HID	25%			2030	\$55,400	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Operated Via Timer And Photocell								
	No Component	75%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2035	* *	1	\$2,100	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2035	* *	1-3	\$10,200	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$42,400	2028	\$423,900	1	\$24,500	
	Controller Not Working, Extent : Severe, Area Affected : 20%								
	Location : Automatic Temperature Controls In Boiler Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 5 Gas Fired Modular Hot Water Boiler At 300,000 BTU Per Hour Each								
Distribution									
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$4,100	
Terminal Devices									
	Convactor/Radiator	100%			2035	* *	1	\$17,800	

Air Conditioning

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DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Window/Wall Unit	25%			2025	\$28,700	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,700	
	Exhaust Fans								
	Roof	100%			2030	\$91,300	2	\$1,700	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2035	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$33,500	2	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Two Units At 100 Gallons Each								
	Sanitary Piping								
	Cast Iron	100%	Now	\$20,100	LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Basement Ceiling In The Rear Of The Building								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$8,400	4	\$1,700	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2040	* *	1-2	\$800	

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

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : THIRD STREET SHELTER
Address : 8 EAST 3RD STREET BTWN BOWERY - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0030.000 / 1956 **Yr Built/Renovated** : 1915 / 2012
Area Sq Ft : 68,747 **Project Type** : HOMELESS SERVICES
Date of Survey : 27-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6,S
Block : 458 **Lot** : 11 **BIN** : 1006546

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$482,000	\$148,100
Interior Architecture	\$667,800	\$788,200
Electrical	\$629,600	\$432,100
Mechanical	\$898,700	\$1,325,400
Total	\$2,678,200	\$2,693,700
Importance Code A	\$482,000	\$148,100
Importance Code B	\$2,196,200	\$2,545,700
Total	\$2,678,200	\$2,693,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$25,100			\$11,300
Interior Architecture	\$59,000			\$15,400
Electrical	\$53,200	\$6,300	\$6,100	\$18,800
Mechanical	\$93,000	\$17,200	\$16,700	\$42,700
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$248,000	\$41,200	\$40,500	\$105,900
Importance Code A	\$32,000	\$6,800	\$6,800	\$18,100
Importance Code B	\$182,300	\$34,400	\$33,700	\$87,800
Importance Code C	\$33,700			
Total	\$248,000	\$41,200	\$40,500	\$105,900



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

DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%	Now	\$133,100	LIFE	* *	5	\$68,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	90%	Now	\$255,300	LIFE	* *	5	\$79,300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Walls Facing Courtyard, Bulkhead							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : Walls Facing Courtyard, Bulkhead							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Walls Facing Courtyard, Bulkhead							
Windows									
	Aluminum	95%	Now	\$15,000	2043	* *	5	\$1,700	
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Steel	5%	Now	\$9,800	2052	* *	5	\$1,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Stairs							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
Parapets									
	Cast Stone/Terra Cotta	3%			LIFE	* *	5	\$1,500	
	Masonry: Brick	70%	Now	\$54,900	LIFE	* *	5	\$4,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	2%			2047	* *	5	\$500	
	Metal Rail	25%			2040	* *	5-10	\$28,700	
Roof									
	Cast in Place Concrete	3%			LIFE	* *			
	Modified Bitumen	92%			2032	* *	10	\$38,700	
	Skylight, Plastic	5%			2040	* *	1		

Interior

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

Estimates are rounded to the nearest hundred dollars.

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$22,700	LIFE	* *	5	\$22,400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Storage Room In Basement								
	Uneven Surface, Extent : Moderate, Area Affected : 25%								
	Location : Storage Room In Basement								
Ceramic Tile	5%			2036	* *	5	\$5,100		
Quarry Tile	5%	Now	\$62,800	2032	* *	5	\$3,800		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : Kitchen								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Kitchen								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Kitchen								
Vinyl Tile	80%	0-2	\$74,300	2027	\$743,400	3	\$30,700		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	5%			2036	* *	5	\$2,500		
Gypsum Board	15%			LIFE	* *	5	\$4,400		
Plaster	80%	Now	\$33,700	LIFE	* *	5	\$11,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Ceilings									
AcousTileSusp.Lay-In	10%			2040	* *	5	\$10,200		
AcousTileSusp.Lay-In	5%			2032	* *	5	\$5,100		
Exposed Concrete	10%	Now	\$70,300	LIFE	* *	5	\$1,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room								
Exposed Struc: Steel	5%	Now	\$460,300	LIFE	* *				
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Space Below Ramp At West Side								
	Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
	Location : Space Below Ramp At West Side								
Plaster	70%			LIFE	* *	5	\$44,800		

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

Under 600 Volts

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

DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$22,200	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1600 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2027	\$130,400	5	\$300	
	Raceway								
	Conduit	100%			2027	\$105,700	1		
	Panelboards								
	Fused Disc Sw	10%			2026	\$7,200	5	\$200	
	Molded Case Bkrs	90%			2026	\$64,600	5	\$1,600	
	Wiring								
	Braided Cloth	20%	2-4	\$32,800	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	80%			2027	\$131,300	1		
	Motor Controllers								
	Locally Mounted	100%			2025	\$74,500	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2025	\$12,000	1	\$21,200	
	Generators								
	Diesel	100%			2023	\$94,200	1	\$26,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room - Sub-basement							
		Explanation : One 200 Kilowatt							
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$2,500	
	Fuel Storage								
	Day Tank	50%			2026	\$2,700	5	\$6,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : One 50 Gallon Tank							
	Main Tank	50%			2030	\$4,400	5	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 275 GallonsTank							
Lighting									

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	88%			2032	* *	10	\$55,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2032	* *	10	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	10%			2022	\$120,700	10	\$6,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	10%			2022	\$3,600	1		
	Emergency, Service	50%			2032	* *	1		
	Exit, Service	30%			2022	\$7,300	1		
	Exit, Service	10%			2032	* *	1		
Exterior Lighting									
	HID	100%			2022	\$277,200	10	\$200	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2032	* *	1	\$5,100	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2032	* *	1-3	\$8,500	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2037	* *	5	\$21,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Oil Tanks, 10,000 Gallons Each							
Conversion Equipment									
	Steam Boiler	100%			2047	* *	1	\$68,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 3 Units							
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$116,300	2037	* *	4	\$3,400	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Basement							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2025	\$368,000	1	\$22,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	15%			2025	\$219,300	2	\$600	
		R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 1st,2nd And 4th Floor							
	Window/Wall Unit	5%			2022	\$7,200	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$3,800	
	No Component	90%							
	Exhaust Fans								
	Roof	10%			2022	\$11,400	2	\$200	
	Wall Unit	15%			2027	\$3,700	2	\$300	
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2027	\$256,200	1		
	Galvanized Steel	50%	Now	\$7,500	2025	\$150,800	1		
		Corroded, Extent : Severe, Area Affected : 20% Location : Sub-basement And Water Main							
	HW Heat Exchanger								
	Steam Fired	100%			2027	\$109,500	4	\$10,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2037	* *	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$4,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : 1 Unit From Sub-basement To 6th Floor, 1 Unit From Basement To 6th Floor, 1 Unit From Sub-basement To 1st Floor Explanation : 3 Units							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe								
	Generic	100%			2027	\$286,500	1-5	\$34,700	
	Sprinkler								
	Generic	100%	Now	\$33,700	2027	\$673,200	1-2	\$16,700	
			Corroded, Extent : Severe, Area Affected : 20%						
			Location : Basement						
	Fire Pump								
	Generic	100%	Now	\$2,200	2023	\$44,300	1	\$11,600	
			Corroded, Extent : Severe, Area Affected : 10%						
			Location : Basement						
	Chemical System								
	Generic	100%			2025	\$27,900	1-3	\$4,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name : UNIVERSITY AVE. FAMILY RESIDENCE
Address : 1041-51 UNIVERSITY AVENUE @W. 165 STREET
Borough : BRONX **Agency's Number** : FB26
Program / Asset # : DHS0077.000 / 4449 **Yr Built/Renovated** : 1953 / 2002
Area Sq Ft : 65,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 01-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 2527 **Lot** : 14 **BIN** : 2003496

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$659,500	\$618,300
Interior Architecture	\$543,500	\$186,200
Electrical		\$1,395,200
Mechanical	\$298,800	\$1,107,600
Total	\$1,501,800	\$3,307,300
Importance Code A	\$659,500	\$618,300
Importance Code B	\$641,200	\$2,614,600
Importance Code C	\$201,000	\$74,400
Total	\$1,501,800	\$3,307,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$62,100			
Interior Architecture	\$28,700	\$1,000	\$9,900	\$13,100
Electrical	\$1,800	\$2,700	\$2,200	\$2,300
Mechanical	\$63,800	\$7,000	\$12,800	\$23,800
Site Pavements	\$1,500			
Total	\$157,900	\$10,600	\$24,900	\$39,100
Importance Code A	\$65,300	\$3,200	\$3,200	\$3,400
Importance Code B	\$92,600	\$7,400	\$11,800	\$35,800
Importance Code C			\$9,900	
Total	\$157,900	\$10,600	\$24,900	\$39,100



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

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%	4+	\$5,600	LIFE	**	5	\$3,500	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Front Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads A And B								
Metal Panel	2%	Now	\$1,100	2050	**	5	\$2,600	
Deformed/Dented, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	3%	Now	\$7,300	LIFE	**	5	\$6,800	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Stucco Cement	90%	Now	\$386,000	2035	**	5	\$78,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	95%	4+	\$132,800	2046	**	5	\$14,800	
Air Infiltration, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Metal Clad	5%	4+	\$86,700	2055	**	5	\$4,900	
Bent/Warped Elements, Extent : Severe, Area Affected : 25%								
Location : Stairs								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Parapets								
Pre-Cast Concrete	5%	Now	\$1,200	LIFE	**	5	\$1,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Open Joints, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapet Wall Coping Stones								
Explanation : Covered With Metal Pan Coping								
Stucco Cement	95%	Now	\$31,500	2035	**	5	\$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Sub-basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout, Gas Meter Room, Compactor Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapet Wall								
Explanation : Covered With Metal Panels								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	95%	Now	\$54,000	2030	\$540,300			1
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Building C, Bulkhead, Building B							
	Skylight, Metal/Glass	5%	Now	\$15,500	2040	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stairs A And C							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof Of Building C							
		Explanation : Some Skylights Not Installed							
Interior									
Floors									
	Carpet	2%			2029	\$26,500	3	\$2,900	
	Cast in Place Concrete	5%	Now	\$5,400	LIFE	**	5	\$10,600	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Sub-basement Floor							
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Sub-basement							
		Explanation : Ground Water							
	Ceramic Tile	10%	Now	\$10,100	2039	**	5	\$4,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Staff Restroom On First Floor							
	Quarry Tile	3%			2035	**	5	\$4,400	
	Vinyl Tile	30%	Now	\$13,200	2035	**	3	\$10,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout 1st Floor							
	Wood	50%	0-2	\$342,400	2045	**	5	\$45,600	
		Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	2%	Now	\$146,100	2045	**	5	\$2,500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Basement Corridors							
		Loose/Delam Surface, Extent : Severe, Area Affected : 10%							
		Location : Basement							
	Ceramic Tile	8%			2039	**	5	\$19,800	
	Concrete Masonry Unit	5%			LIFE	**	5	\$5,000	
	Gypsum Board	50%	Now	\$54,900	LIFE	**	5	\$74,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	Plaster	35%			LIFE	**	5	\$26,000	

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	15%			2035	**	5	\$14,500	
	Exposed Concrete	5%			LIFE	**	5	\$800	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	55%			LIFE	**	5	\$66,300	
	Plaster	20%			LIFE	**	5	\$12,000	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2065	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2065	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$1,500	2043	**			
			Cracking/Crumbling, Extent : Moderate, Area Affected : 2%						
			Location : University Ave At Front Entry						
	On-Site Walkways								
	Cast in Place Concrete	95%			2043	**			
	Pavers/Stone	5%			2039	**			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	**	5	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room Basement						
			Explanation : One 1,200 Ampere And One 800 Ampere Main Disconnect Switch						
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	**	5	\$300	
	Raceway								
	Conduit	100%			2040	**	1		
	Panelboards								
	Fused Disc Sw	5%			2038	**	5	\$100	
	Molded Case Bkrs	95%			2038	**	5	\$1,600	
	Wiring								
	Thermoplastic	100%			2040	**	1		
	Motor Controllers								
	Locally Mounted	100%			2035	**	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000	
Lighting									

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

Lighting

Interior Lighting

Fluorescent	65%		2030	\$741,500	10	\$38,800
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Apartment Units*

Fluorescent	15%		2030	\$171,100	10	\$8,900
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*T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Apartment Units*

Fluorescent	10%		2030	\$114,100	10	\$6,000
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Offices, Electrical And Mechanical Room*

LED	10%		2038	* *		
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Egress Lighting

Emergency, Battery	50%		2030	\$46,800	10	\$7,800
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Exit, Service	30%		2030	\$6,900	1	
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Exit, Service	20%		2038	* *	1	
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Exterior Lighting

HID	20%		2030	\$52,400	10	
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HID	10%		2038	* *	10	
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No Component	70%					
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Alarm

Security System

No Component	70%					
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Generic	30%		2035	* *	1	\$7,300
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Fire/Smoke Detection

No Component	70%					
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Generic, Analog	30%		2030	\$215,600	1-3	\$12,000
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	100%		2040	* *	1	
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Conversion Equipment

Hot Water Boiler	100%		2047	* *	1	\$32,100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-cellar**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump	100%	0-2	\$30,400	2029	\$101,300	4	\$3,200
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*Corroded, Extent : Moderate, Area Affected : 40%**Location : Sub-cellar And Cellar*

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	100%	0-2	\$104,400	2028	\$348,000	1	\$18,900	
		Damaged, Extent : Moderate, Area Affected : 40%							
		Location : Sub-cellar, Cellar And Various Floors							
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	20%	0-2	\$194,400	2028	\$486,100	2	\$600	
		Not in Service, Extent : Moderate, Area Affected : 70%							
		Location : Sub-cellar And Cellar							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Sub-cellar And Cellar							
	Window/Wall Unit	5%			2025	\$6,800	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,200	
	Exhaust Fans								
	Interior	20%			2030	\$46,200	2	\$400	
	Roof	80%	0-2	\$17,300	2030	\$86,300	2	\$1,300	
		Not in Service, Extent : Moderate, Area Affected : 70%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2028	\$39,600	2	\$900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$6,800	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Rooms 5-a, 5-f							
	Sump Pump(s)								
	Submersible	100%			2022	\$2,200	4	\$2,100	
	Backflow Preventer								
	Generic	100%			2030	\$16,500	1	\$4,000	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 30%							
		Location : Various Floors							

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

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2040	* *	1-5	\$34,000	
	Sprinkler							
	No Component	95%						
	Generic	5%		2040	* *	1-2	\$900	
	Chemical System							
	No Component	99%						
	Generic	1%		2025	\$300	1-3		

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 20-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 325 **Lot** : 1 **BIN** : 1077594

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,959,800	\$352,800
Interior Architecture	\$412,700	\$1,183,200
Electrical	\$209,400	\$2,180,300
Mechanical	\$1,833,300	
Total	\$4,415,300	\$3,716,300
Importance Code A	\$2,294,700	\$352,800
Importance Code B	\$2,067,700	\$3,288,100
Importance Code C	\$52,900	\$75,400
Total	\$4,415,300	\$3,716,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,000			\$9,500
Interior Architecture	\$31,200	\$6,400		\$14,500
Electrical	\$26,600	\$400	\$1,000	\$19,700
Mechanical	\$4,600	\$13,100	\$15,000	\$25,000
Site Pavements	\$39,400			
Total	\$104,800	\$19,800	\$16,000	\$68,600
Importance Code A	\$3,000	\$9,000	\$9,000	\$18,500
Importance Code B	\$56,700	\$10,800	\$7,000	\$50,100
Importance Code C	\$45,100			
Total	\$104,800	\$19,800	\$16,000	\$68,600



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.
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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$182,400	LIFE	* *	5	\$75,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Cast Stone/Terra Cotta	5%	Now	\$343,300	LIFE	* *	5	\$59,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Masonry: Brick	80%	Now	\$780,500	LIFE	* *	5	\$121,100	1
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Loose Units, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Stucco Cement	5%			2035	* *	5	\$18,900	
Windows									
	Aluminum	95%	Now	\$484,900	2046	* *	5	\$9,000	
		Air Infiltration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Metal Louvers	5%	0-2	\$3,000	2039	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Parapets									
	Metal: Cage/Fence	100%			2035	* *	5-10	\$86,800	
Roof									
	Modified Bitumen	97%			2038	* *	10	\$60,600	
	Skylight, Metal/Glass	3%	Now	\$118,200	2040	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Bulkheads, Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads, Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads, Throughout							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	5%	4+	\$1,500	LIFE	**	5	\$14,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Basement Mechanical Room							
Ceramic Tile	10%	Now	\$56,400	2039	**	5	\$6,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : Bathrooms In Apartments							
Vinyl Tile	85%	0-2	\$52,600	2030	\$1,051,900	3	\$43,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Basement And 1st Floor Offices, Apartments Throughout Worn/Eroded, Extent : Light, Area Affected : 75% Location : Basement And 1st Floor Offices, Apartments Throughout							
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%	Now	\$52,900	2039	**	5	\$9,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Apartments Bathrooms Throughout							
Concrete Masonry Unit	5%			LIFE	**	5	\$7,200	
Gypsum Board	10%	Now	\$15,900	LIFE	**	5	\$21,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Apartments Throughout							
Plaster	70%			LIFE	**	5	\$75,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Staircases Throughout Water Penetration, Extent : Moderate, Area Affected : 10% Location : Staircases Throughout							
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$12,800	
Gypsum Board	20%	0-2	\$13,800	LIFE	**	5	\$32,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
Plaster	70%	Now	\$250,800	LIFE	**	5	\$55,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Bulkheads Water Penetration, Extent : Moderate, Area Affected : 10% Location : Bulkheads							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
	Deteriorated Finish, Extent : Light, Area Affected : 50% Location : Throughout Main Entrance							
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$10,200	2043	* *	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
<i>Location : West Side Of Building</i>						
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>						
<i>Location : West Side Of Building</i>						
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>						
<i>Location : West Side Of Building</i>						

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$29,200	2043	* *			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Alley</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	0-2	\$39,500	2060	* *		5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches. Enclosure Shows Signs Of Rust.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%	0-2	\$130,400	2060	* *	5	\$200
Other Observation, Extent : Light, Area Affected : 100%							
Location : Basement							
Explanation : Equipment Shows Signs Of Rust.							

Raceway

Conduit	15%			2030	\$15,900	1		
Conduit	85%			2030	\$89,900	1		

Panelboards

Fused Disc Sw	5%			2029	\$4,800	5		\$100
Fused Disc Sw	10%			2029	\$9,600	5		\$200
Molded Case Bkrs	15%			2038	* *	5		\$400
Molded Case Bkrs	70%			2029	\$67,000	5		\$1,700

Wiring

Braided Cloth	10%	0-2	\$16,400	2055	**	1
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>						
<i>Location : Basement</i>						
Thermoplastic	40%			2040	**	1
Thermoplastic	50%			2030	\$82,100	1

Motor Controllers

Locally Mounted	30%			2035	* *	5		\$200
Locally Mounted	70%			2028	\$139,800	5		\$400

Ground

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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

Ground

Grounding Devices
Generic

100% 2-4 \$10,200 LIFE * * 5 \$1,300
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Corroded

Lighting

Interior Lighting
Fluorescent

100% 2030 \$1,602,100 10 \$83,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Using T8 Lamps

Egress Lighting

Emergency, Battery	30%	2025	\$39,400	10	\$6,600
Emergency, Battery	20%	2030	\$26,300	10	\$4,400
Exit, Service	40%	2025	\$13,000	1	
Exit, Service	10%	2035	* *	1	

Exterior Lighting

HID	20%	2030	\$73,600	10	\$100
No Component	80%				

Alarm

Fire/Smoke Detection

No Component	85%
Under Construction	15%

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%	4+	\$50,100	2050	* *	1	
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Not in Service, Extent : Moderate, Area Affected : 100%
Location : Basement Vault, Fuel Tank And Fuel Delivery System Were Damaged During Hurricane Sandy, The Facility Presently Operates On Temporary Fuel Source

Conversion Equipment
Steam Boiler

100%	Now	\$295,400	2035	* *	1	\$81,400
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Damaged, Extent : Severe, Area Affected : 100%
Location : Equipment Damaged During Hurricane Sandy, The Facility Presently Operates On A Temporary Heating System.
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 2 Units

Distribution

Central Plant Steam Piping/Pmp	100%	4+	\$772,400	2050	* *	4	\$4,500
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On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Throughout

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	95%	4+	\$232,100	2043	**	1	\$25,200	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Fan Coil Unit/Heat	5%			2025	\$68,400	1	\$1,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2028	\$19,000	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,200	
	No Component	80%							
	Exhaust Fans								
	Roof	10%			2030	\$15,200	2	\$300	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	HW Heat Exchanger								
	Steam Fired	100%	4+	\$72,700	2050	**	4	\$9,000	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement, Equipment Was Damaged During Hurricane Sandy							
	Sanitary Piping								
	Cast Iron	90%	Now	\$180,400	LIFE	**	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throuhgout							
		Explanation : Main Sewer Cracked							
	Cast Iron	10%	0-2	\$66,800	LIFE	**	1		
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Throughout Residence Bathrooms, Defective Bath Tube Triple Lever Valves							
	Storm Drain Piping								
	Cast Iron	100%	4+	\$95,100	LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Non-Submersible	20%	0-2	\$2,800	2040	**	4	\$400	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Basement, 4 Of 8 Defective Pumps							
	Non-Submersible	80%			2025	\$11,100	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2030	\$23,200	1	\$5,600	
	Fixtures								
	Generic	100%							

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		70%						
Generic		30%		2040	* *	1-2	\$7,700	

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Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : **06-Jun-2019** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,4**
Block : **1498** **Lot** : **53** **BIN** : **3040227**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$87,000
Interior Architecture		\$35,400
Electrical	\$188,800	\$129,900
Mechanical		\$74,700
Total	\$188,800	\$327,000
Importance Code A		\$87,000
Importance Code B	\$188,800	\$240,000
Total	\$188,800	\$327,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,600	\$800		\$2,700
Interior Architecture		\$15,300	\$17,000	
Electrical	\$200	\$1,500	\$900	\$3,400
Mechanical	\$27,200	\$3,800	\$5,700	\$27,300
Site Enclosure	\$200			
Total	\$32,100	\$21,400	\$23,600	\$33,400
Importance Code A	\$6,800	\$3,100	\$2,200	\$5,000
Importance Code B	\$25,300	\$18,400	\$11,100	\$28,400
Importance Code C			\$10,300	
Total	\$32,100	\$21,400	\$23,600	\$33,400



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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	5%			LIFE	**	5	\$900	
	Masonry: Brick	85%			LIFE	**	5	\$15,200	
	Metal Panel	5%			2050	**	5-10	\$6,200	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,900	
Windows									
	Aluminum	95%			2046	**	5	\$5,100	
	Metal Clad	5%			2038	**	5	\$1,700	
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,000	
	Masonry: Brick	80%			LIFE	**	5	\$4,100	
	Metal Panel	10%			2050	**	5	\$2,000	
	Metal Rail	5%	Now	\$700	2035	**	5	\$1,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Roof									
	Modified Bitumen	49%			2030	\$87,000	10	\$6,000	
	Modified Bitumen	49%			2038	**	10	\$6,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Roof									
	Skylight, Metal/Glass	2%	Now	\$3,900	2040	**			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%									
Location : Bulkhead									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Bulkhead									
Interior									
Floors									
	Carpet	5%			2029	\$22,700	3	\$2,500	
	Ceramic Tile	40%			2039	**	5	\$13,300	
	Vinyl Tile	10%			2035	**	3	\$1,200	
	Wood	45%			2058	**	5	\$28,100	
Interior Walls									
	Ceramic Tile	25%			2039	**	5	\$20,700	
	Concrete Masonry Unit	20%			LIFE	**	5	\$6,600	
	Gypsum Board	50%			LIFE	**	5	\$24,800	
	Masonry: Brick	1%			LIFE	**			
	Masonry: Fieldstone	4%			LIFE	**			
Ceilings									
	Gypsum Board	85%			LIFE	**	5	\$35,400	
	Plaster	15%			LIFE	**	5	\$3,100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	**			

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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	50%				2065	**			
Masonry: Brick	50%	0-2		\$200	2040	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Main Entry Ramp</i>									

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%				2035	**			
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On-Site Walkways

Cast in Place Concrete	50%				2035	**			
Pavers/Stone	50%				2039	**			

Activity Yard

Rubber Matting	100%				2035	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 400 Ampere And Two 200 Amperes Main Disconnect Switches.</i>									

Switchgear / Switchboard

Fused Disc Sw	100%				2040	**	5	\$200	
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Raceway

Conduit	95%				2040	**	1		
Conduit	5%				2050	**	1		

Panelboards

Fused Disc Sw	5%				2038	**	5	\$100	
Molded Case Bkrs	95%				2038	**	5	\$1,100	

Wiring

Thermoplastic	95%				2040	**	1		
Thermoplastic	5%				2050	**	1		

Ground

Grounding Devices

Generic	100%				LIFE	**	5	\$700	
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Lighting

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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	95%			2038	* *	10	\$39,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : T-8 Lamp Type Fixtures Installed In 2017.							
	Fluorescent	5%			2025	\$39,500	10	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamp Type Fixtures In The Basement Area.							
Egress Lighting									
	Emergency, Battery	50%			2030	\$32,400	10	\$5,400	
	Exit, Service	50%			2030	\$8,000	1		
Exterior Lighting									
	HID	50%			2030	\$90,700	10	\$100	
	No Component	50%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2038	* *	1	\$1,700	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%	Now	\$149,300	2040	* *	1-3	\$7,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : The Fire Alarm System Is Not Operational.							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2035	* *	1	\$22,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Gas Fired Modular Hot Water Boilers, Hydrotherm 720,000 B T U / H R							
Distribution									
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$3,300	
Terminal Devices									
	Convactor/Radiator	100%			2035	* *	1	\$14,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		

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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	25%			2025	\$23,400	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$12,500	
	No Component	50%							
	Exhaust Fans								
	Roof	100%	Now	\$22,400	2030	\$74,700	2	\$1,100	
	Malfunctioning, Extent : Severe, Area Affected : 30%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$27,400	2	\$700	
	Recent Installation, Extent : Light, Area Affected : 50%								
	Location : Basement, One Newly Installed Unit								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Two 71 Gallon Tanks, Two 120 Gallon Tanks								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	99%							
	Generic	1%			2050	**	1-2	\$100	
	Other Observation, Extent : Light, Area Affected : 1%								
	Location : Laundry Room								
	Explanation : One Sprinkler Head Observed In Laundry Room								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 15-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,9
Block : 2425 **Lot** : 20 **BIN** : 2102353

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$775,300	\$198,400
Interior Architecture	\$80,200	\$82,800
Electrical		\$1,551,300
Mechanical	\$332,700	
Total	\$1,188,200	\$1,832,400
Importance Code A	\$864,600	\$198,400
Importance Code B	\$323,600	\$1,634,100
Total	\$1,188,200	\$1,832,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$24,700	\$3,800		\$400
Interior Architecture	\$35,100	\$13,200	\$3,800	\$1,100
Electrical	\$7,900	\$9,100	\$6,000	\$7,400
Mechanical	\$103,000	\$6,800	\$10,300	\$21,500
Site Enclosure	\$700			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$189,200	\$50,700	\$37,800	\$48,200
Importance Code A	\$40,500	\$5,800	\$3,100	\$2,600
Importance Code B	\$123,400	\$44,900	\$33,100	\$45,600
Importance Code C	\$25,200		\$1,600	
Total	\$189,200	\$50,700	\$37,800	\$48,200



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

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$27,600		
Masonry: Brick Cavity	95%			LIFE	**	5	\$104,800		
Windows									
Aluminum	100%	4+	\$775,300	2046	**	5	\$14,400		
Air Infiltration, Extent : Severe, Area Affected : 60%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Parapets									
Masonry: Brick Cavity	75%			LIFE	**	5	\$3,400		
Metal Panel	5%			2050	**	5	\$900		
Metal: Cage/Fence	20%	Now	\$3,800	2035	**	5	\$2,900		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
IRMA/Protected Membrane	80%	Now	\$18,700	2030	\$93,500				
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : Main Roof									
Metal Panel	15%			2043	**	10	\$3,800		
Skylight, Metal/Glass	5%	4+	\$2,200	2050	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Skylight									
Interior									
Floors									
Carpet	15%			2029	\$180,500	3	\$19,900		
Cast in Place Concrete	10%			LIFE	**	5	\$19,300		
Ceramic Tile	5%			2039	**	5	\$4,400		
Vinyl Tile	60%			2035	**	3	\$19,900		
Vinyl Tile	10%	Now	\$80,200	2040	**	3	\$3,300		
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Pavilion									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Pavilion, Lounge									
Interior Walls									
Ceramic Tile	5%			2039	**	5	\$3,300		
Glass: Single Pane	10%			LIFE	**	5	\$4,900		
Gypsum Board	85%	4+	\$24,500	LIFE	**	5	\$33,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Bathrooms And Offices									

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

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	20%	4+	\$3,100	2043	* *	5	\$8,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Laundry Room							
	Exposed Concrete	5%	Now	\$7,600	LIFE	* *	5	\$700	
		Exposed Reinforcement, Extent : Severe, Area Affected : 2%							
		Location : Electric Room							
	Gypsum Board	75%			LIFE	* *	5	\$82,800	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	4+	\$700	2065	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Webster Avenue							
	Retaining Walls								
	Cast in Place Concrete	100%			2065	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2043	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%			2043	* *			
	Activity Yard								
	Cast in Place Concrete	100%			2043	* *			
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 3,000 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2040	* *	5	\$200	
	Molded Case Bkrs	10%			2040	* *	5	\$200	
	Raceway								
	Conduit	100%			2040	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2038	* *	5	\$100	
	Molded Case Bkrs	95%			2038	* *	5	\$1,400	
	Wiring								
	Thermoplastic	100%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2035	* *	5	\$400	

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

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2035	**	1	\$17,800	
	Generators								
	Diesel	100%			2033	**	1	\$22,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : One 230 Kilowatt Generator Not Since Three Years Ago								
	Batteries								
	Lead/Acid	100%			2023	\$1,600	5	\$2,100	
	Fuel Storage								
	Day Tank	50%	Now	\$2,200	2055	**	5	\$2,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : Tank Is Leaking Due To Damage								
	Main Tank	50%			2045	**	5	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One 1,000 Gallon Rating Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2030	\$406,600	10	\$21,200	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Offices Throughout The Building, Basement And Hallway								
	Fluorescent	60%			2030	\$609,900	10	\$31,900	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout Tenants Room And Lobby								
	Egress Lighting								
	Emergency, Service	50%			2030	\$15,200	1		
	Exit, Service	50%			2030	\$10,300	1		
	Exterior Lighting								
	HID	100%			2030	\$233,500	10	\$200	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2045	**	5	\$1,700	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	\$56,100	1	\$6,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : CCTV Surveillance Cameras								

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2030

\$192,100

1-3

\$10,700

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

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

Heating

Energy Source

Electricity

15%

2040

* *

1

Natural Gas

5%

2040

* *

1

Interruptible Gas/Dual

80%

2040

* *

1

Fuel

Conversion Equipment

Furnace

10%

0-2

\$13,600

2040

* *

1

\$2,600

*Not Energy Efficient, Extent : Moderate, Area Affected : 50%**Location : No. 1 Unit**Unit Inoperable, Extent : Moderate, Area Affected : 50%**Location : No. 2 Unit**Other Observation, Extent : Light, Area Affected : 100%**Location : Pavilion Roof**Explanation : 2 Small Old Rooftop Units*

Heat Pump Air Sourced

30%

2028

* *

2

\$5,400

Hot Water Boiler

40%

2043

* *

1

\$11,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Hot Water Boiler

20%

0-2

\$89,300

2050

* *

1

\$5,200

*Abandoned in Place, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit***Distribution**

Hot Wtr Piping/Pump

15%

0-2

\$5,400

2038

* *

4

\$400

*Broken, Extent : Moderate, Area Affected : 10%**Location : 1st Floor Custodian Office And 6th Floor Case Manager Office.**Malfunctioning, Extent : Moderate, Area Affected : 40%**Location : 1st Floor Pavilion And Whole 9th Floor*

Hot Wtr Piping/Pump

65%

2038

* *

4

\$2,800

No Component

20%

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	75%			2035	**	1	\$14,000	
	Convactor/Radiator	5%	0-2	\$1,600	2035	**	1	\$800	
	<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : 1st Floor Pavilion</i>								
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : 1st Floor Pavilion</i>								
	<i>Explanation : There Is No Sufficient Heat In Pavilion</i>								
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	30%	0-2	\$51,600	2024	\$171,900	2	\$900	
	<i>Not in Service, Extent : Moderate, Area Affected : 85%</i>								
	<i>Location : Various Locations</i>								
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
	<i>Location : 52 Small Units, Various Locations</i>								
	Ext Pkg Unit - Heating/Cooling	5%			2025	\$36,300	2	\$200	
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
	<i>Location : 2 Units Refer To Heating Conversion Equipment, Pavilion Roof</i>								
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
	<i>Location : 2 Units Refer To Heating Conversion Equipment, Pavilion Roof</i>								
	Window/Wall Unit	5%			2025	\$6,000	1		
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$6,500	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2030	\$19,200	2	\$400	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	15%	0-2	\$13,000	2040	**	1		
	<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 75%</i>								
	<i>Location : Defective Unit Set. Basement</i>								
	Brass/Copper	85%			2040	**	1		

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

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater Gas Fired	100%	0-2	\$3,500	2025	\$35,300	2	\$700	
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Basement							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%	0-2	\$2,600	2030	\$8,800	4	\$1,200	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : The Housing, Basement							
	Sewage Ejector(s) Electric	100%	0-2	\$1,700	2030	\$16,700	4	\$2,300	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fixtures Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 9th Floor							
		Explanation : 2 Units. No.1 Unit Is Inoperable							
Fire Suppression									
	Standpipe Generic	100%			2040	* *	1-5	\$30,300	
	Sprinkler Generic	100%			2040	* *	1-2	\$16,200	
	Fire Pump Generic	100%			2033	* *	1	\$10,800	
	Chemical System No Component Generic	99% 1%			2028	\$300	1-3		

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

Print Date : 08-Sep-2020

DEPT. OF HOMELESS SERVICES - FY 2021

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 : 07-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2587 **Lot** : 1 **BIN** : 2003989

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$564,900	\$96,600
Interior Architecture	\$1,075,200	\$42,900
Electrical	\$254,500	\$190,700
Mechanical		\$450,500
Total	\$1,894,500	\$780,700
Importance Code A	\$564,900	\$143,600
Importance Code B	\$1,264,200	\$637,200
Importance Code C	\$65,500	
Total	\$1,894,500	\$780,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$17,100			\$15,100
Interior Architecture		\$2,800	\$1,000	
Electrical	\$18,900	\$3,100	\$2,700	\$38,800
Mechanical	\$10,200	\$4,400	\$4,900	\$24,800
Site Enclosure	\$800			
Site Pavements	\$32,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$83,000	\$14,300	\$12,600	\$82,700
Importance Code A	\$20,100	\$2,900	\$2,900	\$18,100
Importance Code B	\$62,800	\$10,300	\$9,700	\$64,600
Importance Code C		\$1,100		
Total	\$83,000	\$14,300	\$12,600	\$82,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$4,500	
Masonry: Brick	98%			LIFE	**	5	\$44,100	
Windows								
Aluminum	95%	Now	\$483,700	2055	**	5	\$5,400	
			Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 90%					
			Location : Throughout					
Wood	5%	Now	\$17,100	2055	**	5	\$2,800	
			Deteriorated Finish, Extent : Moderate, Area Affected : 25%					
			Location : Basement					
			Thermally Inefficient, Extent : Moderate, Area Affected : 100%					
			Location : Basement					
			Split/Cracked, Extent : Moderate, Area Affected : 50%					
			Location : Basement					
Parapets								
Metal Rail	100%			2043	**	5-10	\$133,700	
Roof								
Modified Bitumen	100%			2035	**	10	\$15,100	
			Patching Evident, Extent : Light, Area Affected : 20%					
			Location : Main Roof At Edges					
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,000	
Ceramic Tile	5%	Now	\$42,800	2045	**	5	\$1,000	
			Broken/Missing Elements, Extent : Severe, Area Affected : 100%					
			Location : Throughout					
Ceramic Tile	5%			2039	**	5	\$2,100	
Vinyl Tile	25%			2035	**	3	\$3,900	
Wood	55%	Now	\$800,600	2070	**	5	\$21,300	
			Deflection Evident, Extent : Moderate, Area Affected : 50%					
			Location : Throughout, 1st Through 4th Floors					
			Dry Rot/Decay, Extent : Moderate, Area Affected : 25%					
			Location : Throughout, 2nd Through 4th Floors					
			Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%					
			Location : Throughout All Floors					
			Split/Cracked, Extent : Moderate, Area Affected : 25%					
			Location : Throughout All Floors					
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Upper Floors					
			Explanation : Structural Stability Of Floor Beams Is Questionable					

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

DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2033	**	5	\$2,200		
Concrete Masonry Unit	5%			LIFE	**	5	\$900		
Glass: Single Pane	2%			LIFE	**	5	\$700		
Gypsum Board	43%			LIFE	**	5	\$11,600		
Masonry: Brick	35%	Now	\$65,500	LIFE	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Metal Panel	10%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	2%			2043	**	5	\$800		
Exposed Struc: Wood	15%	Now	\$166,300	LIFE	**				
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : 4th Floors									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : 4th Floors									
Worn/Eroded, Extent : Moderate, Area Affected : 75%									
Location : 4th Floors									
Gypsum Board	83%			LIFE	**	5	\$42,900		
Site Enclosure									
Fence/Gates									
Chain Link	90%			2050	**				
Iron Picket	10%			2065	**				
Retaining Walls									
Cast in Place Concrete	100%	4+	\$800	2065	**				
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Windows In Areaway To Basement									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$32,200	2043	**				
Cracking/Crumbling, Extent : Severe, Area Affected : 40%									
Location : Willow Avenue									
Parking/Driveway									
Asphalt	100%			2039	**				

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2030	\$5,200	5	\$100		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room - Basement									
Explanation : Two 400 Ampere And Three 200 Ampere Main Disconnect Switches For The House And Apartment Units.									

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	80%			2030	\$30,100	1		
	Conduit	20%			2040	* *	1		
Panelboards									
	Fused Disc Sw	10%			2029	\$3,200	5	\$100	
	Molded Case Bkrs	70%			2029	\$22,300	5	\$500	
	Molded Case Bkrs	20%			2038	* *	5	\$200	
Wiring									
	Braided Cloth	30%	2-4	\$16,500	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	70%			2040	* *	1		
Motor Controllers									
	Locally Mounted	100%			2028	\$59,900	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
Interior Lighting									
	Fluorescent	50%			2025	\$254,500	10	\$13,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2035	* *	10	\$13,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	20%			2025	\$8,400	10	\$1,400	
	Emergency, Battery	30%			2038	* *	10	\$2,100	
	Exit, Service	50%			2030	\$5,200	1		
Exterior Lighting									
	HID	30%			2030	\$35,100	10		
	No Component	70%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2030	\$65,600	1	\$7,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Offices, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$17,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors							

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2030	\$56,500	5	\$9,000	
	Conversion Equipment								
	Steam Boiler	25%	0-2	\$900	2028	\$46,900	1	\$6,500	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Obsolete Equipment, Extent : Moderate, Area Affected : 5%							
		Location : 2 Water Control Valves. Between Two Boilers In Boiler Room.							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit. No Return Pipe To The Older Boiler From Re-feed Tank.							
	Steam Boiler	75%			2043	**	1	\$21,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1 Unit In The Basement Boiler Room.							
		Explanation : 1 Unit							
	Distribution								
	Steam Piping/Pump	100%	0-2	\$2,600	2030	\$128,200			
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Boiler Room							
	Terminal Devices								
	Convactor/Radiator	100%	0-2	\$3,100	2028	\$155,200	1	\$8,400	
		Not Energy Efficient, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Window/Wall Unit	15%			2025	\$9,100	1		
	No Component	85%							
Ventilation									
	Exhaust Fans								
	Roof	10%			2025	\$4,800	2	\$100	
	Wall Unit	20%			2025	\$2,100	2	\$200	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2040	**	1		
	Galvanized Steel	50%			2028	\$63,600	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$4,400	4	\$900	
	Fixtures								
	Generic	100%							

Vertical Transport

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : 1 Unit									
Fire Suppression									
	Sprinkler								
	Generic	100%			2040		* *	1-2	\$8,100

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