## Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name		GTON AVENUE			
Address	: 85 LEXIN	GTON AVE. BTWN CLA	ASSON AVE - FRANKI	LIN AVE	
Borough	: BROOKL		Agency's Number	: N/A	
Program / Asset #	: DHS0022.	000 / 1976	Yr Built/Renovated	: 1975 / 2009	
Area Sq Ft	: 24,666		<b>Project</b> Type	: HOMELESS SERVI	CES
Date of Survey	: 06-Jul-202	20	Landmark Status	: NONE	
Areas Surveyed	: Basement.	, Roof, Floors 1,2			
Block	: 1967	Lot : 68	BIN	: 3056327	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture		\$82,600		
Interior Architect	ure		\$103,200		\$593,100
Electrical					\$226,300
Mechanical			\$38,800		\$167,500
Total			\$224,600		\$986,900
Importance Code	А		\$82,600		
Importance Code	В		\$101,400		\$986,900
Importance Code	С		\$40,500		
Total			\$224,600		\$986,900
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture	\$39,900		\$7,100	\$3,000
Interior Architect	ure	\$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/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$134,100	\$11,000	\$20,200	\$21,500
Importance Code		\$41,100	\$1,200	\$8,300	\$4,200
Importance Code		\$76,700	\$9,800	\$11,900	\$15,100
Importance Code	С	\$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.

#### **85 LEXINGTON AVENUE**

#### Asset # : 1976

chitecture	Current Re	pair	Future	Replacement	М	aintenance		
stem Component Type	% of Fail Date H Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior								
Exterior Walls Masonry: Brick	85% Now Joint Mortar Miss/Erod	\$75,900 l, Extent : Light,	LIFE Area Affe	* * cted : 10%	5	\$23,600		
	Location : Rear Wall Painted Surfaces, Exter Location : Front Face Water Penetration, Exte	nt : Light, Area A ade	Iffected : 3	80%				
	Location : Rear Wall							
Masonry: Brick	15% 4+ Cracking/Crumbling, E Location : West Faca Other Observation, Ext Location : West Faca	de ent : Light, Area			5	\$4,200		
	Explanation : Stucco	On Brick						
Windows	1000/		2047	* *	-	¢1.000		
Aluminum	100%		2047	* *	5	\$1,900		
Parapets Masonry: Brick	60% Now Vegetation Growth, Ext Location : West Faca		LIFE ea Affected	* * l : 5%	5	\$2,600		
Metal Panel	5% Now Broken/Missing Elemer Location : Coping At Deformed/Dented, Exte	West Parapet ent : Severe, Arec			5	\$400	1	
	Location : Coping At	west Parapet	2011	ala ala	<b>5</b> 10	¢11.000		
Metal: Cage/Fence	35%		2044	* *	5-10	\$11,900		
Roof Asphalt Shingle IRMA/Protected Membrane	5% 85% Now	\$32,100	2040 2036	* *	10	\$300		
	Paver Block Ballast, Extent : Light, Area Affected : 100% Location : Throughout							
	Vegetation Growth, Ext Location : Lower Roo	of						
	Water Penetration, Ext Location : Throughou		Area Affec	ted : 10%				
Roll Roofing	10%		2030	\$15,700	5	\$5,900		
Soffits Stucco Cement	100%		2044	* *	5	\$400		

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## **85 LEXINGTON AVENUE**

#### Asset # : 1976

Architecture	Current	Repair	Futur	re Replacement	M	laintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Ceramic Tile	10%		2040	* *	5	\$3,600	
Quarry Tile	5% 4+	\$1,100	2044	* *	5	\$1,400	
	Cracking/Crumbling Location : Kitchen	, Extent : Light, Ard	ea Affect	ed : 2%			
Vinyl Tile	85% Now Cracking/Crumbling Location : Through	-	2031 ea Affect	\$279,900 ed : 10%	3	\$11,600	
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					-	4 )	
AcousTileSusp.Lay-In	100% Now Broken/Missing Eler Location : Laundry		2029 t, Area A	\$313,200 Iffected : 5%	5	\$18,100	
	Misaligned/Bulging, Location : Through		Area Af	fected : 25%			
	Staining/Discoloring Location : Through	-	ea Affect	ed : 50%			
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						
		al 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 Location : Through	, Extent : Light, Ard		ed : 5%			
On-Site Walkways							
Cast in Place Concrete	100%		2036	* *			
Parking/Driveway							
Asphalt	100% Now	\$15,200	2046	* *			
1 iopnate	Cracking/Crumbling			cted : 100%			
	Location : Through						
Activity Yard							
Rubber Matting	100%		2026				
Rubber Matting	10070		2020				

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

### **85 LEXINGTON AVENUE**

#### Asset # : 1976

<b>-</b>		A5561#.					
Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	Location	servation, Extent : Light, Are 1 : Electrical Room tion : One 800 Ampere Main			5	\$100	
Switchgear / Switchboard	_						
Molded Case Bkrs	100%		2051	* *	5	\$700	
Raceway Conduit	100%		2041	* *	1		
Panelboards	10070		2011		-		
Molded Case Bkrs	100%		2047	* *	5	\$700	
Wiring Thermoplastic	100%		2041	* *	1		
Motor Controllers			-				
Locally Mounted	100%		2029	\$37,300	5	\$200	
bround							
Grounding Devices	1000/		LIPP	* *	5	\$700	
Generic	100%		LIFE		5	\$700	
tand-by Power Transfer Switches	1000/		• • • • •			<b>A-</b> <0.0	
Automatic	100%		2044	* *	1	\$7,600	
Generators Diesel	Location	servation, Extent : Light, Are 1 : Outdoor Enclosure tion : One 60 Kilowatts	2040 ea Affected	**	1	\$9,600	
Batteries	Елрійни	tion. One of Kilowalis					
Lead/Acid	100%		2024	\$1,600	5	\$900	
Fuel Storage	10070		2021	\$1,000	5	\$700	
Main Tank		servation, Extent : Light, Are	2059 ea Affected	* * : 100%	5	\$700	
		a : Adjacent To Generator					
• 1	Explana	tion : One 300 Gallons					
ighting Interior Lighting							
Fluorescent	5%		2031	\$9,500	10	\$1,100	
Thorescent	T-8 Lamp	s And Fixtures, Extent : Ligh 1 : Kitchen, Stairs, Bathroom	t, Area Aff		10	\$1,100	
Fluorescent		ps And Fixtures, Extent : Lig 1 : Throughout The Building	2026 ht, Area A	\$179,600 ffected : 100%	10	\$21,100	
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	

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

## **85 LEXINGTON AVENUE**

#### Asset # : 1976

		///////	010				
Electrical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting HID LED	10% 90% Recent Installation, Location : Buildin	Extent : Light, Area g Perimeter And Ro	00	\$9,900 ** : 100%	10		
Alarm							
Security System Generic	100% Recent Installation, Location : Throug	-	2041 Affected	* * : 100%	1	\$9,200	
Fire/Smoke Detection							
No Component Generic, Digital	80% 20%		2036	* *	1-3	\$3,000	
Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type		e Estimated Cost		Estimated Cost		Estimated Cost	Priority
Heating							
Energy Source Fuel Oil No 2	100% Other Observation, Location : Baseme Explanation : 1 Fe	ent	2041 Affected	* * : 100%	5	\$7,500	
Conversion Equipment Hot Water Boiler	100% Other Observation, Location : Baseme Explanation : 1 H	Extent : Light, Area ent	2036 Affected	**	1	\$12,000	
Distribution	*						
Hot Wtr Piping/Pump	100%		2030	\$37,800	4	\$1,800	
Terminal Devices Convector/Radiator	100%		2029	\$129,700	1	\$7,800	
Air Conditioning Energy Source Electricity	100%		2029	**	1	ψ <i>ι</i> ,σου	
Conversion Equipment Split Unit	75% Now	\$38,800	2039	* *	1		
•	Malfunctioning, Exi Location : 1 Of 3 Other Observation, Location : Parking	ent : Severe, Area A Units Is Defective A Extent : Light, Area	ffected : nd Locate Affected	ed In Parking Lot : 100%			
Window/Wall Unit	25%	anaoor Conuclising	2029	\$12,600	1		
	2070		2029	\$12,000	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.

#### **85 LEXINGTON AVENUE**

#### Asset # : 1976

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ir Conditioning								
Terminal Devices								
Fan Coil - 2 Pipe	75% Other Obs	ervation. F	Extent : Light, Area	2036 Affected	**	1	\$5,900	
	Location Explana	: Basemen	ot, 1st And 2nd Flo oor Units Associat	ors		ng Units	Were Installed In	
No Component	<u>2017.</u> 25%							
No Component Ventilation	2370							
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,600	
No Component	60%					20	\$0,000	
Exhaust Fans	0070							
Interior	30%			2031	\$25,900	2	\$200	
Roof	15%			2031	\$6,000	2	\$100	
No Component	55%				+ • ,• • •		4 - 0 0	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater								
Gas Fired	50%			2030	\$7,400	2	\$200	
		ervation, E : Basemen	Extent : Light, Area	Affected	: 100%			
				Taton Hog	tong Was Installed	L. 2010		
		lion : 1 Of .	2 Gas Fired Hot W					
Gas Fired	50%			2026	\$7,400	2	\$200	
Sanitary Piping Cast Iron	1000/	Now	\$2 500	LIFE	* *	1		
Cast from	Leak Evid	ent, Extent	\$3,500 Moderate, Area A Room Above Ceili	Affected :		1		
Storm Drain Piping				0				
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric		2-4	\$7,100		* *	4	\$1,000	
			xtent : Light, Area	ı Affected	: 100%			
		: Basemen						
	Explana	tion : Frequ	uent Clogging And	Pump O	verworked.			
Fixtures								
Generic	100%			1.00 -	100/			
			t : Moderate, Area ng Fountains On 1	00				
ertical Transport	200411011		- <u>-</u>					
Elevators								
	100%			LIFE	* *			
	100/0				. 1000/			
Hydraulic	Other Obs	ervation, E	xtent : Light, Area	i Affected	: 100%			
			Extent : Light, Area at, 1st And 2nd Flo					

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

### **85 LEXINGTON AVENUE**

#### Asset # : 1976

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

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.

<sup>\*\*</sup> 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 Address		IC AVENUE A		LANTIC AVE	
Borough	: BROOKI	.YN		Agency's Number	: MB051
Program / Asset #	: DHS0080	.000 / 4452		Yr Built/Renovated	: 1898 / 2005
Area Sq Ft	: 174,360			<b>Project Type</b>	: HOMELESS SERVICES
Date of Survey	: 11-Jun-2(	19		Landmark Status	<b>EXTERIOR LANDMARK</b>
Areas Surveyed	: Basement	, Floors 1,4,5			
Block	: 1199	Lot :	15	BIN	: 3029748
CAPITAL				FY 2022 - 2025	FY 2026 - 2031
Exterior Architec	ture			\$247,400	\$266,700
Interior Architect	ure			\$808,000	\$1,176,300

Total	\$1,140,100	\$5,652,600
Importance Code C		\$170,500
Importance Code B	\$892,700	\$5,215,300
Importance Code A	\$247,400	\$266,700
Total	\$1,140,100	\$5,652,600
Site Pavements	\$45,200	
Mechanical	\$39,500	\$3,963,100
Electrical		\$246,400
	\$808,000	\$1,170,500

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



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

### ATLANTIC AVENUE ARMORY

#### Asset # : 4452

Architecture		Current Repair Future Replacement			M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Copper/Terne	2%			2065	* *	10	\$6,800	
Masonry: Brick	86%	4+	\$87,500	LIFE	* *	5	\$125,000	
			ents, Extent : Ligh ry Of Drill Area		ffected : 1%			
Masonry: Brownstone		Now	\$159,900	LIFE	* *	5	\$10,900	
	-	-	Extent : Moderate	-	ffected : 5%			
			trance On Bedford					
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 2%			
	Location	: Main En	trance On Bedford	Avenue				
	Explanati	ion : Sidew	valk 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	000/			LIPP	* *	-	<b>#0.200</b>	
Masonry: Brick	90%			LIFE	* *	5	\$9,200 \$2,500	
Masonry: Brownstone	10%			LIFE		5	\$2,500	
Roof	5%			2045	* *	10	\$14,800	
Copper/Terne	25%			2043		5		
Roll Roofing	23%			2029	\$141,700 * *		\$49,300	
Skylight, Metal/Glass Slate	67%			2040 LIFE	* *	10	\$11,800	
Soffits	0770			LIFE				
Masonry: Brownstone	100%			LIFE	* *	5		
nterior	10070			LIIL		5		
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/C	0	Extent : Light, Ard cated At Entrance		ed : 5%		• • • • • • •	
Traffic Topping	5%			2035	* *	5	\$16,600	
		ervation, E	Extent : Light, Area		! : <i>100%</i>	-	4-0,000	
			ls And Cafeteria	55				
			Applied Epoxy Re	sin				
Vinyl Tile	25%		11 1 2	2030	\$656,500	3	\$25,000	
Wood	15%			2045	**	5	\$74,900	
Interior Walls	10,0			20.0		0	\$7.1,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$25,300	
Gypsum Board	10%			LIFE	* *	5	\$37,900	
Masonry: Brick	5%			LIFE	* *	~	<i>427,900</i>	
Plaster	70%			LIFE	* *	5	\$132,600	
SGFT/Glazed Masonry	5%			LIFE	* *	2	¢102,000	
		Crumbling.	Extent : Moderate		ffected : 2%			
	-	-	ry To Drill Area		v			

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

### ATLANTIC AVENUE ARMORY

#### Asset # : 4452

		A3561#.4	452				
Architecture	Curi	rent Repair	Futu	re Replacement	М	laintenance	
System Component Type	% of Fail Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior							
Ceilings	20/		2025	ىك ىك	-	<b>#0.000</b>	
AcousTileSusp.Lay-In	3%	<b>Ф54 200</b>	2035	* *	5	\$8,000	
Embossed Metal	5% 4+	- \$54,200 act Damage, Extent : M	LIFE		5	\$6,000	
	Location : Dor	m Drill Floor Areas		Area Ajjeciea . 15	/0		
Exposed Struc: Steel	15%		LIFE	* *			
Exposed Struc: Wood	37% No		LIFE	* *			
	Split/Cracked, E Location : Dri	Extent : Moderate, Area ll Floor	Affected	: 15%			
Gypsum Board	10%		LIFE	* *	5	\$33,200	
Plaster	30%		LIFE	* *	5	\$49,800	
ite Enclosure							
Fence/Gates							
Iron Picket	50%		2050	* *			
Masonry: Fieldstone	50%		2040	* *			
		on, Extent : Light, Area	ı Affectea	l : 100%			
		st Side Of Building					
	Explanation :	This Is Actually A Brow	nstone M	lasonry Wall			
ite Pavements							
Public Sidewalk Cast in Place Concrete		w \$45,200 bling, Extent : Moderate th And East Sides Of B		* * ffected : 15%			
<u> </u>	Location . Nor	in Ana East States Of D	unung				
On-Site Walkways Cast in Place Concrete	-	w \$1,200 bling, Extent : Moderate erior Entry Steps	2035 e, Area Ą	* * ffected : 5%			
Electrical	Curi	rent Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Fail Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2040	* *	5	\$700	
		on, Extent : Light, Area	ı Affectea	l : 100%			
	Location : Ele						
<u>a 11 / a 11 1</u>	Explanation :	Main Service Rated At .	2,500 Am	peres			
Switchgear / Switchboard	1000/		20.40	* *	E	<b>0700</b>	
Fused Disc Sw	100%		2040	Υ Ϋ́	5	\$700	
Raceway	500/		2050	* *	1		
Conduit Conduit	50%		2050		1		
Conduit	50%		2030	\$113,100	1		
Panelboards Molded Case Bkrs	70%		2046	* *	5	\$3,200	
Molded Case Bkrs	70% 30%		2046		5	\$3,200 \$1,400	
Molucu Case DKIS	3070		2029	\$52,000	3	\$1,400	

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

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

#### ATLANTIC AVENUE ARMORY

#### Asset # : 4452

Electrical		Current F	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Wiring								
Braided Cloth			\$14,100 nt : Moderate, Are out	2055 a Affecte	* * ed : 100%	1		
Thermoplastic	95%			2050	* *	1		
Motor Controllers								
Locally Mounted	80%			2035	* *	5	\$900	
Locally Mounted	20%			2028	\$31,500	5	\$200	
Ground								
Grounding Devices	1000/				* *	-	<b>#2</b> (00)	
Generic	100%			LIFE	* *	5	\$2,600	
Stand-by Power								
Transfer Switches Automatic	100%			2035	* *	1	\$53,600	
Generators	10070			2033		1	\$33,000	
Diesel	100%			2033	* *	1	\$67,500	
Diesei		ervation F	xtent : Light, Area		· 100%	1	\$07,500	
			or Room On The D					
		tion : 250 K						
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	* *			
			xtent : Light, Area	Affected	1:100%			
		: Perimete						
	-	-	ated Via Photocell					
No Component	80%							
Alarm								
Security System	• • • •							
No Component	20%			0005	-11-	4	<b># 50 1</b> 00	
Generic	80%			2035	* *	1	\$52,100	
			xtent : Light, Area					
			Areas And Some	orriaor	8			
Eine/Smalte Datation	Explana	tion : Came	ras					
Fire/Smoke Detection	70%							
No Component Generic, Analog	70% 30%			2035	* *	1-3	\$32,200	
Generic, Analog	30%			2033		1-3	\$32,200	

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.

### ATLANTIC AVENUE ARMORY

#### Asset # : 4452

Mechanical		Current Repair			e Replacement	Maintenance			
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating									
Energy Source Interruptible Gas/Dual Fuel	100%			2040	* *	1			
	Location	e : Vault	ent : Light, Area		: 100%				
	Explana	tion : 4,500 G	allon Tank No.2	Fuel					
Conversion Equipment Steam Boiler	Location	ervation, Exte : Boiler Roor tion : 2 Units	ent : Light, Area m	2043 Affected	* * : 100%	1	\$172,700		
Distribution	1								
Ductwork/Diffusers Steam Piping/Pump	50% 50%			LIFE 2040	* *	2-5	\$48,600		
Terminal Devices									
Air Handler	Damaged,		\$21,300 lerate, Area Affe			1	\$38,800		
			onnection Has H		ated On 1st Floor				
Convector/Radiator	40%			2035	* *	1	\$22,500		
Fan Coil Unit/Heat	20%			2030	\$567,400	1	\$11,300		
ir Conditioning									
Energy Source Electricity	100%			2046	* *	1			
<b>Conversion Equipment</b>									
Split Unit	10%			2030	\$404,400				
Window/Wall Unit	10%			2025	\$39,500	1			
Water Cooled interior	35%			2031	\$994,100	2			
Pkg Unit									
No Component	45%								
Distribution									
Ductwork/Diffusers	25%			LIFE	* *	2	\$56,700		
No Component	75%								
Heat Rejection	<b>0</b> - 0 /			0000	<b>#^^</b>	~	<b># 12</b> 000		
Water Cooling Tower	25%			2028	\$98,900	2	\$43,900		
No Component	75%								
entilation									
Distribution	1000/			LIPP	* *	2.5	¢07 200		
Ductwork/Diffusers	100%			LIFE	· · ·	2-5	\$97,200		
Exhaust Fans	1000/			2020	\$674.000	n	¢5 200		
Interior	100%			2030	\$674,000	2	\$5,300		
lumbing H/C Water Pining									
H/C Water Piping Brass/Copper	100%			2040	* *	1			
Blass/Copper	100%			∠040	• •	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.* 

#### ATLANTIC AVENUE ARMORY

#### Asset # : 4452

Mechanical	Current Repair	Futur	e Replacement	М	laintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
lumbing									
Water Heater	1000/	2020	¢115 500	•	<b>#2 5</b> 00				
Gas Fired		2028	\$115,500	2	\$2,500				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room Explanation : Indirect Fired With 250 Gallon Storage Tank								
<u> </u>	Explanation : Indirect Fired With 250	) Gallon S	torage Tank						
Sanitary Piping	1000/	LIPP	* *	1					
Cast Iron	100%	LIFE	4. 4.	1					
Storm Drain Piping	1000/	LIPP	* *	1					
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)	1000/	2020	¢20.000	4	¢5,500				
Non-Submersible	100%	2030	\$28,900	4	\$5,500				
	Other Observation, Extent : Light, Area Location : Basement	a Affectea	: 100%						
Backflow Preventer	Explanation : Two Duplex Units								
Generic	100%	2035	* *	1	\$10,700				
	100%	2035		1	\$10,700				
Fixtures	100%								
Generic	100%								
ertical Transport Elevators									
	100%	LIFE	* *						
Hydraulic	100% Other Observation, Extent : Light, Area								
	Location : Basement To 5th Floor	i Ajjecieu	. 10070						
	Explanation : 2 Units								
ire Suppression									
Standpipe Generic	100%	2050	* *	1-5	\$87,900				
	10070	2030		1-3	\$07,900				
Sprinkler Generic	100%	2050	* *	1-2	\$48,800				
	10070	2030		1-2	\$40,000				
Fire Pump Generic	100%	2039	* *	1	\$32,600				
Generic	10070	2039		1	\$52,000				

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.

## Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name	: AUBURN					
Address	: <b>39</b> AUBUR	-	a) N. PORTL			
Borough	: BROOKLY			Agency's Number	: N/A	
Program / Asset #	: DHS0009.0	00 / 1970		Yr Built/Renovated	: 1922 /	
Area Sq Ft	: 134,881			Project Type	: HOMELESS SERVI	CES
Date of Survey	: 06-Jul-2020			Landmark Status	: NONE	
Areas Surveyed	: Roof, Floor	rs 1,3,6,8,9				
Block	: 2039	Lot	: 101	BIN	: 3251647	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture			\$629,300		\$82,400
Interior Architect	ure			\$659,100		\$1,230,500
Electrical				\$87,100		\$832,400
Mechanical				\$8,400		\$875,400
Total				\$1,383,900		\$3,020,700
Importance Code	А			\$629,300		\$82,400
Importance Code	В			\$447,000		\$2,805,100
Importance Code	С			\$307,600		\$133,200
Total				\$1,383,900		\$3,020,700
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture		\$93,400		\$1,700	
Interior Architect	ure		\$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/Escalate	ors		\$17,800	\$17,800	\$17,800	\$17,800
Total			\$197,100	\$34,800	\$38,500	\$58,500
Importance Code	А		\$93,400		\$1,700	
Importance Code	В		\$82,400	\$34,800	\$36,800	\$58,500
Importance Code	С		\$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. Estimates are rounded to the nearest hundred dollars.* 

### AUBURN FAMILY RESIDENCE

#### Asset # : 1970

rchitecture		Current F	Repair	Futur	e Replacement	М	laintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$81,400		
Masonry: Brick	80%	Now	\$26,900	LIFE	* *	5	\$41,700		
	Location	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Adjacent To Compactor							
	0	Growth, E : West Fac	Extent : Moderate, . cade	Area Affe	ected : 10%				
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)		Now	\$588,600	2041	* *				
		xtent : Moc : Through	lerate, Area Affecto out	ed : 30%					
	Water Pen	0	xtent : Moderate, 2	Area Affe	cted : 25%				
Metal Panel	5%			2029	\$27,200	10	\$4,100		
Panel/Paver: Cer/Brk	-	Now	\$27,200	2061	**		+ .,- • •		
	Cracking/0		Extent : Severe, A		eted : 100%				
Soffits	10001		<b>42</b> 22	2025	* *	-	<b>.</b>		
Stucco Cement	0	0	\$200 Extent : Light, Ard d Rear Facades	2036 ea Affecte		5	\$400		

Interior

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### AUBURN FAMILY RESIDENCE

#### Asset # : 1970

Architecture	Current	Repair	Futur	e Replacement	Μ	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior									
Floors									
Cast in Place Concrete	5% Now Cracking/Crumbling Location : 9th Floo			* * ffected : 5%	5	\$21,800			
Ceramic Tile	9%		2040	* *	5	\$17,900			
Poured Epoxy/Resin	-	1%2030\$20,200Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : 3rd Floc	or Toilet							
Terrazzo	5%		LIFE	* *	5	\$15,600			
Vinyl Tile	10%	¢100.100	2036	* *	3	\$7,500			
Vinyl Tile	55% Now Broken/Missing Elen Location : Through Cracking/Crumbling Location : Through	out , Extent : Moderate			3	\$41,100			
Under Construction	15% Other Observation, E Location : 7th And Explanation : 7th A	8th Floors							
Interior Walls	50/ 0.0	<b>* 1=</b> 000	2010	ala ala	-	<b>#0.100</b>			
Ceramic Tile	5% 0-2 Cracking/Crumbling Location : Through		2040 , Area Aj	* * ffected : 10%	5	\$8,100			
Concrete Masonry Unit	3% Now Cracking/Crumbling Location : 9th Floo Other Observation, E Location : 9th Floo Explanation : Actua	r Mechanical Room Extent : Light, Area r Mechanical Room	ıs Affected ıs	: 100%	5	\$3,900			
Marble Panels	2%		LIFE	**	10	\$2,600			
Plaster	70% Now	\$194,800	LIFE	* *	5	\$68,200			
	Cracking/Crumbling Location : Through Deteriorated Finish, Location : Through	, Extent : Light, Are out Extent : Moderate,							
Wood	5%		LIFE	* *	5	\$129,900			
Under Construction	15% Other Observation, E Location : 7th And Explanation : 7th A	8th Floors	Affected			-			

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

### AUBURN FAMILY RESIDENCE

#### Asset # : 1970

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileConcealSpLn	5%			2036	* *	5	\$12,700	
AcousTileSusp.Lay-In	8%	0-2	\$14,100	2044	* *	5	\$8,100	
		Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 10%			
Exposed Concrete	Cracking/	Now Crumbling, : 9th Floo	\$10,500 Extent : Moderate r	LIFE , Area A	* * ffected : 5%	5	\$1,000	
Gypsum Board	10%			LIFE	* *	5-10	\$69,900	
Metal Panel	20%			LIFE	* *	5	\$101,700	
	•	Dented, Ex : Through	ctent : Light, Area . out	Affected	: 10%		. ,	
Plaster	40%	Now	\$57,000	LIFE	* *	5	\$50,900	
	Location	: Through						
	Location	Crumbling, : Through	Extent : Severe, A out	rea Affec	cted : 100%			
Under Construction		ervation, E : 7th And	Extent : Light, Area 8th Floors	Affected	!:0%			
	Explanat	ion : 7th A	nd 8th Floors Und	er Const	ruction			
Site Enclosure Fence/Gates								
Chain Link	40%			2041	* *			
Iron Picket	60%			2051	* *			
Retaining Walls								
Cast in Place Concrete	Cracking/	Now Crumbling, : Areaway	\$400 Extent : Moderate	2051 , Area A	* * ffected : 10%			
Site Pavements	Locuiton							
Public Sidewalk								
Cast in Place Concrete	Cracking/0	0	\$6,700 Extent : Light, Ard Portland Avenue	2036 ea Affect	* * ed : 5%			
On-Site Walkways								
Cast in Place Concrete	-	0-2 Crumbling, : West Fac	\$7,100 Extent : Light, Arc cade	2036 ea Affect	* * ed : 10%			
Panel/Paver: Concrete	40%			2041	* *			
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### AUBURN FAMILY RESIDENCE

Asset # : 1970

Electrical		Current Repair	Futur	e Replacement	М	laintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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		
		s And Fixtures, Extent : Light : Throughout The Building	, Area Af	fected : 100%				
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	50%							
No Component Generic		Now \$87,100	2039	* *	1	\$22,700		
Generie		ervation, Extent : Moderate,			1	\$22,700		
		: Throughout The Building	11/cu 11jje	<i>cicu</i> : 10070				
		tion : CCTV Surveillance Sys	tem Is No	t Operational				
Fire/Smoke Detection	Шприни	ion : CC17 Surveinance Sys	10 10 10	r operational				
No Component	50%							
Generic, Digital	50%		2036	* *	1-3	\$41,600		
Mechanical		Current Repair	Futur	e Replacement	М	aintenance		
System	% of	Fail Date Estimated Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priority	
Component Type	Total	(Years)	FY		(Yrs)		5	
Heating								
Energy Source								
HTHW/HW	100%	-	2041	* *	1			
		ervation, Extent : Light, Area	a Affected	: 100%				
		: Basement	. ~		~			
	Explana	tion : Hot Water For Heating	Is Suppl	ied From Nearby C	'umberla	nd Hospital		

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

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

#### AUBURN FAMILY RESIDENCE

#### Asset # : 1970

Mechanical	Current Repair	Future Repla	acement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Distribution Hot Wtr Piping/Pump	100% Other Observation, Extent : Light, Area Location : Hot Water Pumps Located Explanation : Hot Water Pumps Prove	In Cumberland		4	\$10,000	
Terminal Devices		ue muler Distrit	5411011 11110	ugnoui.		
Convector/Radiator Fan Coil Unit/Heat No Component	85% 5% 10%	2036 2036	* *	1 1	\$37,000 \$2,200	
Air Conditioning						
Energy Source Electricity	100%	2039	* *	1		
Conversion Equipment Window/Wall Unit	12% Recent Installation, Extent : Light, Area Location : 1st And 2nd Floors	2029 Affected : 100%	\$33,700	1		
Window/Wall Unit	3% On Extended Life, Extent : Moderate, A Location : 1st Floor	2024 rea Affected : 10	\$8,400 20%	1		
No Component Under Construction	70% 15% Other Observation, Extent : Light, Area Location : 9th Floor Mechanical Roor Explanation : 2 Packaged Air-conditio Construction.	ns A, B	n Gas Fired	Furnace	rs Are Under	
Distribution						
No Component Under Construction	85% 15%					
Ventilation						
Distribution Ductwork/Diffusers No Component	5% 95%	LIFE	* *	2-5	\$6,000	
Exhaust Fans Interior	50% Abandoned in Place, Extent : Light, Are Location : 3 Abandoned Units Located	ea Affected : 100		2 Rooms A.	\$2,100 <i>B</i>	
			* *			
Interior	50%	2036	* *	2	\$2,100	
Interior lumbing H/C Water Piping Brass/Copper	50%	2036 2041	**	2	\$2,100	

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

#### AUBURN FAMILY RESIDENCE

#### Asset # : 1970

Mechanical	Current Repair	Future	e Replacement	Μ	aintenance					
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
Storm Drain Piping		<b>**</b> • • • • • • • • • • • • • • • • • •								
Cast Iron	5% Now	\$2,800 LIFE	* *	1						
	Leak Evident, Extent : Mode	00	5%							
	Location : Room 1-150 Abo									
Cast Iron	95%	LIFE	* *	1						
Sump Pump(s)										
Not Accessible	100%									
Backflow Preventer	1000/	0.00	* *		<b>\$0.200</b>					
Generic	100%	2036		1	\$8,300					
	Other Observation, Extent : Light, Area Affected : 100% Location : Cumberland Hospital									
<b>P'</b>	Explanation : Water Main	And Backflow Preve	nter							
Fixtures Under Construction	25%									
Under Construction	2376 Other Observation, Extent : .	Light Area Affected	· 0%							
	Location : 7th And 8th Flo		. 070							
	Explanation : Bathrooms A		on							
Generic	75%	re onder constructi	011							
Vertical Transport	/3/0									
Elevators										
Geared Traction	100%	LIFE	* *							
	Controller Not Working, Ext		Affected : 25%							
	Location : 2 Defective Elev			· Machin	e Rooms					
	Other Observation, Extent :	-								
	Location : Basement To 8th	0 10								
	Explanation : 2 Elevators:	1 Freight, 1 Passens	ger.							
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%									

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

#### **DEPT. OF HOMELESS SERVICES - FY 2021** Print Date: 08-Sep-2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey		LMAN AV .YN .010 / 2588		ICE / BLDG. 1 - MAIN B NGSLAND AVE. Agency's Number Yr Built/Renovated Project Type Landmark Status	ELDG. : N/A : 1900 / 2009 : HOMELESS SERVICES : NONE
Areas Surveyed	: Basement.	, Roof, Floc	ors 1,3,5,6		
Block	: 2885	Lot	: 1	BIN	: 3338304
CAPITAL				FY 2022 - 2025	FY 2026 - 2031
Exterior Architec	ture			\$142,000	\$145,700
Interior Architect	ure			\$1,647,300	\$826,600
Electrical				\$655,400	\$607,500
Mechanical				\$181,100	\$473,500
Total				\$2,625,800	\$2,053,300
Importance Code	А			\$142,000	\$145,700
Importance Code	В			\$2,203,100	\$1,907,600
Importance Code	С			\$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



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

#### Asset # : 2588

		-						
rchitecture		Current Re	pair	Futur	e Replacement	Μ	laintenance	
stem Component Type	% of Total	Fail Date F (Years)	estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
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	-	
		ed Finish, Ex : South Face	tent : Light, Are ide	a Affecte	d : 25%			
		r/Impact Dan : South Face	•	oderate, .	Area Affected : 25	5%		
Slate Panels	3%			LIFE	* *	5	\$3,300	
Windows							. ,	
Aluminum		Now	\$142,000	2043	**	5	\$15,900	
		ic Not Funct, : Throughou	Extent : Light, A t	area Ajje	ctea : 10%			
Parapets								
Masonry: Brick	15%			LIFE	* *	5	\$1,400	
	-	oair Evident, : Throughou	Extent : Light, A t	rea Affec	cted : 66%			
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 Re	place Evident : Throughou	, Extent : Light, t 2013		ected : 100%		. ,	
Modified Bitumen	50%			2037	* *	10	\$16,600	
	Recent Re	place Evideni : Throughou	, Extent : Light, t 2015	Area Affe	ected : 100%			

Interior

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

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

#### Asset # : 2588

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Cast in Place Concrete	Cracking/C	Now Crumbling, : Through	\$5,200 Extent : Light, Ard out	LIFE ea Affecte	* * ed : 5%	5	\$20,500	
Ceramic Tile	Cracking/C	Now Crumbling, : Through	\$96,900 Extent : Moderate out	2030 , Area Aj	\$242,200 ffected : 50%	5	\$5,900	
Mosaic Tile	Cracking/C	Now Crumbling, : Through	\$149,500 Extent : Moderate out	2047 , Area Aj	* * ffected : 10%	5	\$2,900	
Quarry Tile	Cracking/C Location	: Through	\$35,900 Extent : Moderate out	2032 , Area Aj	* * ffected : 30%	5	\$4,400	
Terrazzo	Cracking/C	Now Crumbling, : First Flo	\$58,100 Extent : Moderate oor	LIFE , Area Aj	* * ffected : 20%	5	\$4,600	
Vinyl Tile	Cracking/C	Now Crumbling, : Through	\$116,900 Extent : Moderate out	2027 , Area Aj	\$584,400 ffected : 20%	3	\$24,100	
Vinyl Tile 9" X 9"	-	0-2 Crumbling, : Through	\$41,300 Extent : Moderate out	2022 , Area Aj	\$206,500 ffected : 40%	3	\$6,600	
Interior Walls								
Ceramic Tile	Cracking/C	Now Crumbling, : Through	\$82,400 Extent : Light, Arc out	2036 ea Affecte	* * ed : 20%	5	\$4,700	
Concrete Masonry Unit	Cracking/C	Now Crumbling, : Through	\$44,200 Extent : Light, Ard out	LIFE ea Affecte	* * ed : 10%	5	\$7,500	
Gypsum Board	Cracking/C	Now Crumbling, : Through	\$24,800 Extent : Light, Ard out	LIFE ea Affecte	* * ed : 10%	5	\$33,600	
Plaster	Cracking/C Location Loose/Dela	: Boiler Ro um Surface	\$16,000 Extent : Moderate oom e, Extent : Severe, 2 out Boiler Room	-	-	5	\$5,600	
Plaster SGFT/Glazed Masonry	35% 10% Cracking/C	Now	\$154,100 Extent : Moderate	LIFE LIFE , Area Aj	** ** ffected : 20%	5	\$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.

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

#### Asset # : 2588

			ASSEL # . 2	500				
rchitecture		Current F	Repair	Futu	re Replacement	N	laintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Ceilings			* - 0			_		
AcousTile,Adhered	Cracking/ Location Staining/L	: Through	Extent : Moderate		-	5	\$14,600	
AcousTileSusp.Lay-In	10%	Now	\$30,300	2032	* *	5	\$5,900	
Acous mesusp.Lay-iii	Cracking/		Extent : Moderate		ffected : 30%	5	\$5,700	
Exposed Concrete	Cracking/	Now Crumbling, : Through	\$40,200 Extent : Moderate out	LIFE , Area Ą	* * ffected : 20%	5	\$900	
Gypsum Board	Cracking/	Now Crumbling, : Through	\$75,800 Extent : Moderate out	LIFE e, Area A	* * ffected : 30%	5	\$29,300	
Plaster	Cracking/	Now Crumbling, : Through	\$196,800 Extent : Moderate out	LIFE e, Area A	* * ffected : 30%	5	\$29,300	
				- /				
lectrical		Current F			re Replacement		laintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	* *	5	\$400	
	Location	: Electrica					~ · · ·	
	Explana	tion : One	1,600 Amperes And	l One 1,2	200 Amperes Main	Disconn	ect Switch	
Switchgear / Switchboard	700/			2027	* *	E	¢200	
Fused Disc Sw	70%			2037		5	\$300 \$700	
Molded Case Bkrs	30%			2027	\$39,100	5	\$700	
Raceway Conduit	30%			2037	* *	1		
Conduit	30% 70%			2037 2027	\$74,000	1 1		
Panelboards	/070			2027	\$74,000	1		
Fused Disc Sw	10%			2026	\$9,600	5	\$200	
Molded Case Bkrs	60%			2020	\$57,500	5	\$1,300	
Molded Case Bkrs	30%			2020	\$57,500	5	\$700	
Wiring	5070			2000		5	ψ/00	
Braided Cloth	70%	0-2	\$114,900	2052	* *	1		
Divided Ciotti			ent : Moderate, Are		ed : 0%	1		
		Tgeu, Exie						
Thermoplastic	30%	-		2037	* *	1		
Motor Controllers								
T	1000/			2025	¢170 700	~	¢(00	

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

2025

\$179,700

5

\$600

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

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

100%

Locally Mounted

Asset # : 2588

Electrical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,200	
tand-by Power						
Transfer Switches	1000/	2022	* *		<b>*2</b> < <b>2</b> 0 0	
Automatic	100%	2032	* *	1	\$26,200	
Generators	100%	2030	¢04 200	1	¢22 000	
Diesel	Other Observation, Extent : M Location : Generator Room Explanation : One 300 Kilow	loderate, Area Affe	\$94,200 cted : 100%	1	\$32,900	
Batteries						
Lead/Acid	100%	2022	\$1,600	5	\$3,100	
Fuel Storage			. ,		. ,	
Day Tank	50%	2035	* *	5	\$7,900	
	Other Observation, Extent : M Location : Generator Room Explanation : One 75 Gallor		cted : 100%			
Main Tank	50%	2042	* *	5	\$1,300	
	Other Observation, Extent : M Location : Generator Room Explanation : One 275 Gall		cted : 100%			
ighting	Explanation : One 275 Guil	5115				
Interior Lighting						
Fluorescent	80%	2035	* *	10	\$62,400	
	Other Observation, Extent : L Location : Throughout The E Explanation : T-8 Lamps		: 100%			
Fluorescent	20%	2022	\$298,400	10	\$15,600	
	Other Observation, Extent : L Location : Throughout The I Explanation : T-12 Lamps		: 100%			
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	1000/	2027	¢242.700	10	<b>#200</b>	
HID	100%	2027	\$342,700	10	\$300	
larm						
Fire/Smoke Detection No Component	80%					
Generic, Digital	80% 20%	2032	* *	1-3	\$10,500	
Ocheric, Digital	2070	2032		1-3	\$10,500	

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

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

Asset # : 2588

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
leating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	\$84,200	
	Location Heating	: Power H			! : 100% - Heat Exchanger	Converts	: Hot Water For	
Distribution								
Hot Wtr Piping/Pump	90%			2026	\$119,200	4	\$5,700	
Central Plant Steam Piping/Pmp	10%	Now	\$14,400	2047	* *	4	\$400	
		ent, Extent : Through	: Severe, Area Affe out	ected : 10	)%			
Terminal Devices								
Air Handler	5%			2032	* *	1	\$2,600	
Convector/Radiator	95%			2032	* *	1	\$26,100	
ir Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$17,700	1		
No Component	90%							
entilation								
Distribution	50/			LIPP	* *	2.5	¢2 400	
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$2,400	
No Component	95%							
Exhaust Fans	50/			2027	¢7 100	2	¢100	
Roof	5%			2027	\$7,100	2	\$100	
No Component	95%							
lumbing								
H/C Water Piping	200/			2027	* *	1		
Brass/Copper	80%			2037		1		
Galvanized Steel	20%			2025	\$74,600	1		
Water Heater	1000/			2025	¢51.000	2	¢1.200	
Gas Fired	100%	amention F	utont . Ti-l+ 4	2025	\$51,800	2	\$1,200	
		: Basemen	Extent : Light, Area	Ajjeciea	1:100%			
	Explanal	tion : 2 Uni	llS					
HW Heat Exchanger Steam Fired	100%			2037	* *	1	¢0 100	
Steam Fired		amatica F	vtont · Liaht Ave		·· * *	4	\$8,400	
		: Basemen	Extent : Light, Area	луестеа	. 10070			
Somitom: Dining	Expianal	tion : 2 Uni	15					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	100%			LIFE		1		

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

Asset # : 2588

Mechanical	Current Re	epair Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
lumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2027	\$13,000	4	\$2,700	
Fixtures						
Generic	100%					
/ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Ext	tent : Light, Area Affected	: 100%			
	Location : Basement	To 6th Floor				
	Explanation : 2 Units	s - 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	
		Moderate, Area Affected :	30%			
	Location : Basement					

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<sup>\*\*</sup> 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	: BARBARA KLEIMAN RESIDENCE / BLDGS. D AND G - LAUNDRY										
Address		LMAN AVENUE @ KINO									
Borough	: BROOKL		Agency's Number	: N/A							
Program / Asset #	: DHS0014.0	040 / 2597	Yr Built/Renovated	: 1937 /							
Area Sq Ft	: 10,800		<b>Project Type</b>	: HOMELESS SERVIC	CES						
Date of Survey	: 26-Apr-20	16	Landmark Status	: NONE							
Areas Surveyed	: Basement,	Floors 1,3									
Block	: 2885	Lot : 1	BIN	: 3338304							
CAPITAL			FY 2022 - 2025		FY 2026 - 2031						
Exterior Architec	ture		\$283,500		\$60,900						
Interior Architect	ure		\$160,600		\$35,300						
Electrical			\$43,500								
Mechanical			\$46,300		\$45,000						
Total			\$533,900		\$141,200						
Importance Code	А		\$283,500		\$60,900						
Importance Code	В		\$200,800		\$80,300						
Importance Code	С		\$49,600								
Total			\$533,900		\$141,200						
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025						
Exterior Architec	ture	\$11,000									
Interior Architect	ure	\$7,200									
Electrical		\$55,000	\$200	\$100	\$15,500						
Mechanical		\$10,200	\$1,000	\$1,000	\$3,300						
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900						
Total		\$87,400	\$5,100	\$5,000	\$22,800						
Importance Code	А	\$11,000									
Importance Code	В	\$76,400	\$5,100	\$5,000	\$22,800						
Importance Code	С										
Total		\$87,400	\$5,100	\$5,000	\$22,800						



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.

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

Asset # : 2597

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Exterior								
Exterior Walls	-0/					-	<b>.</b>	
Concrete Masonry Unit	5%	N	\$96 000	LIFE	* *	5	\$400	
Masonry: Brick		Now Cracks Fr	\$86,000 tent : Moderate, Ar	LIFE		5	\$13,300	
	0	: Through		eu Ajjec	ieu . 1070			
		-	od, Extent : Moder	ate, Area	a Affected : 50%			
		: Through			55			
Metal Sect. OHD	2%			2032	* *	5	\$900	
Windows						-		
Metal Clad	95%	Now	\$136,700	2052	* *	5	\$7,700	
	-		ts, Extent : Moderd	ite, Area	Affected : 25%			
		: Through						
		-	xtent : Moderate, A	1rea Affe	cted : 50%			
		: Through			C 1 1000/			
			Extent : Moderate,	Area Afj	tected : 100%			
M. ( 11		: Through	out	2020	¢4.100	10	\$200	
Metal Louvers Roof	5%			2030	\$4,100	10	\$800	
Built-Up (BUR)	5%	Now	\$10,500	2037	* *			
Dunit of (Doit)	-		derate, Area Affect					
			nerator Room					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Over Ge	nerator Room					
Roll Roofing	95%	Now	\$60,900	2029	\$60,900	5	\$11,500	
	-	-	Extent : Moderate	, Area A	ffected : 50%			
		: Through						
			: Moderate, Area	Affected	: 50%			
		: Through		A A.CC	4 1 250/			
		etration, E : Third Fl	xtent : Moderate, A	irea Affe	cted : 25%			
			oor : Moderate, Area .	Affected	. 1000/			
		: Through		Ајјестеи	. 10070			
nterior	2000000							
Floors								
Cast in Place Concrete	20%	Now	\$7,200	LIFE	* *	5	\$7,100	
	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location							
	-	-	Extent : Moderate	-	ffected : 30%			
		: 1st Floo	r, Throughout, Stai					
Cast in Place Concrete	80%			LIFE	* *	5	\$28,300	

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.

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

Asset # : 2597

		A3561 # . 2	557				
Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior							
Interior Walls Concrete Masonry Unit Masonry: Brick	Paint Peel Location	Now \$49,600 ling, Extent : Moderate, Area : Throughout urfaces, Extent : Moderate, A			5	\$1,600	
		: Throughout	55				
Ceilings Exposed Concrete	Cracking/ Location Water Pen	Now \$111,000 Crumbling, Extent : Moderate : Throughout etration, Extent : Light, Area : 3rd Floor	-	-	5	\$2,500	
Electrical		Current Repair	Futur	e Replacement	м	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priorit
Under 600 Volts	<b>.</b>						
Raceway Conduit	100%		2027	\$4,000	1		
Panelboards Molded Case Bkrs		Corroded, Extent : Moderate : Throughout	2026 e, Area A <u>j</u>	\$8,000 fected : 30%	5	\$300	
Wiring Braided Cloth	90% Insulation		2052 ea Affecte	* * ed : 100%	1		
Thermoplastic	10%	0 0	2027	\$900	1		
Motor Controllers Locally Mounted	100%		2025	\$15,400	5	\$100	
Lighting Interior Lighting Fluorescent	95% Other Obs Location	ervation, Extent : Light, Area : Throughout The Building tion : T-12 Lamps	2022	\$24,000	10	\$9,400	
Incandescent	5%	··· · <b>r</b> ~	2022	\$3,000	2		
Egress Lighting Emergency, Battery Exit, Service	50% 50%		2022 2022	\$7,800 \$1,600	10 1	\$1,300	
Exterior Lighting HID	100%		2022	\$43,500	10		

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.

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

Asset # : 2597

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	80%						<b>*</b> • • • • •	
Generic, Digital	20%			2032	* *	1-3	\$1,300	
Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost	Cyala	Estimated Cost	Priority
Component Type	<sup>7</sup> 6 of Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	riority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2026	\$16,800	4	\$800	
Terminal Devices								
Convector/Radiator	80%			2025	\$46,300	1	\$2,800	
Unit Heater - Steam	20%			2022	\$7,700	4	\$300	
Plumbing								
H/C Water Piping	50/			2025	¢2 400	1		
Galvanized Steel	5% 95%			2025	\$2,400	1		
No Component	95%							
Sanitary Piping Cast Iron	5%			LIFE	* *	1		
No Component	95%			LIFE		1		
Backflow Preventer	9370							
Generic	100%			2027	\$2,700	1	\$700	
Vertical Transport	10070			2021	φ2,700	1	\$700	
Elevators								
Geared Traction	100%			LIFE	* *			
			Extent : Light, Area		! : 100%			
		n : 1st To 31	-					
	Explana	tion : 1 Fre	eight Unit					
Fire Suppression	-							
Standpipe								
Generic	100%			2027	\$45,000	1-5	\$5,500	
Sprinkler								
Generic	100%			2037	* *	1-2	\$3,000	

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

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

#### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	<ul> <li>400 EAS<sup>7</sup></li> <li>MANHA</li> <li>DHS0029</li> <li>405,952</li> <li>28-Apr-2</li> </ul>	TTAN 9.000 / 1955	CT @ FIRST A	VE. Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1932 / : HOMELESS SERVI : NONE	CES
Block	: 962	Lot	: 7501	BIN	: 1085588	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture			\$15,553,600		\$1,412,200
Interior Architect	ure			\$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	А			\$15,553,600		\$1,681,000
Importance Code	В			\$17,024,900		\$9,321,400
Importance Code	С			\$1,447,800		\$100,600
Total				\$34,026,300		\$11,103,000
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture		\$8,300			
Interior Architect	ure			\$27,200		\$15,500
Electrical			\$6,100	\$3,100	\$3,500	\$3,600
Mechanical			\$10,900	\$28,100	\$65,500	\$63,600
Elevators/Escalate	ors		\$62,200	\$62,200	\$62,200	\$62,200
Total			\$87,400	\$120,600	\$131,100	\$144,900
Importance Code	А		\$9,100			\$12,100
Importance Code	В		\$78,200	\$120,600	\$131,100	\$132,900
Importance Code	С					
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.* 

## **DEPT. OF HOMELESS SERVICES - 071**

### **BELLEVUE MENS SHELTER**

#### Asset # : 1955

rchitecture	Current	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls	100/ 31			ala ala	-	¢1.66.400	
Cast Stone/Terra Cotta	10% Now Broken/Missing Elen Location : At Corn		LIFE erate, Ar	* * ea Affected : 20%	5	\$166,400	
	Cracking/Crumbling Location : Through		, Area Aj	ffected : 20%			
	Staining/Discoloring Location : Through	iout					
	Other Observation, I Location : Various	Balcony Locations					
	Explanation : Brok Supporting Steel C		kets At V	arious Balconies F	las Expo	sed The	
Masonry: Brick	85% Now Efflorescence, Exten Location : North A	\$1,166,400 t : Moderate, Area	LIFE Affected	**	5	\$181,000	
	Joint Mortar Miss/El Location : At Eleve	ntor Penthouses					
	Staining/Discoloring Location : North F		rea Affec	eted : 20%			
Masonry: Limestone	5% Now Broken/Missing Elen Location : Balcony Joint Mortar Miss/El Location : Window	At North Side rod, Extent : Moder			5	\$8,000	
	Staining/Discoloring		Area A	ffected · 20%			
	Location : Through		, 11 ou 11	<i>Jeelea</i> . 2070			
Windows							
Aluminum	80% Now Ctrwt/Balnc Not Fun Location : Through		2052 ite, Area	* * Affected : 50%	5	\$103,800	
	Hardware Missing, I Location : Through		Area Affe	cted : 50%			
Steel	20% Now Broken/Missing Elen Location : Through	iout			5	\$324,400	
	Corrosion/Rusting, E Location : Penthou Thermally Inefficient	ses					
	Location : Baseme		, 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**

### **BELLEVUE MENS SHELTER**

#### Asset # : 1955

Architecture	Current Repair	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Parapets	150/ 21 000	I IEE **	-	<b>#2</b> ( 000	
Cast Stone/Terra Cotta	15% Now \$173,000 Broken/Missing Elements, Extent : Mod Location : Over Ninth Floor Cracking/Crumbling, Extent : Moderate Location : Throughout Joint Mortar Miss/Erod, Extent : Moder Location : Throughout	erate, Area Affected : 20% , Area Affected : 15%	5	\$26,800	
Masonry: Brick	75% Now \$319,700 Cracking/Crumbling, Extent : Moderate Location : Penthouses Joint Mortar Miss/Erod, Extent : Moder	ate, Area Affected : 25%	5	\$17,300	
Masonry: Limestone	Location : South Facade, North Facad 10% Now \$115,900	LIFE **	5	\$2,900	
	Cracking/Crumbling, Extent : Moderate Location : Throughout Joint Mortar Miss/Erod, Extent : Moder Location : Coping Staining/Discoloring, Extent : Moderate Location : Throughout	a, Area Affected : 20%		\$2,900	
Roof IRMA/Protected	50% Now \$415,500	2037 **			
Membrane	5070 INOW \$415,500	2037			
	Drains Clogged, Extent : Light, Area Af Location : Throughout	fected : 2%			
	Insul Miss/Displaced, Extent : Moderate	e, Area Affected : 25%			
	Location : Throughout				
	Miss/Damaged Flashings, Extent : Mod Location : Throughout	erate, Area Affected : 35%			
	Worn/Eroded, Extent : Moderate, Area . Location : Throughout	Affected : 100%			
Modified Bitumen	45% Now \$191,000 Alligatoring, Extent : Moderate, Area A Location : Throughout				
	Drains Clogged, Extent : Light, Area Af Location : 7th Floor East Roof	fected : 50%			
	Punct/Tear/Impact Damage, Extent : Ma Location : Throughout	oderate, Area Affected : 30	%		
Single Ply Membrane	5% Now \$8,300 Water Penetration, Extent : Moderate, A Location : Throughout	2032 * * Area Affected : 10%			

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

<sup>\*\*</sup> 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	Μ	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Floors					
Cast in Place Concrete	10% Now \$276,1 Broken/Missing Elements, Extent : Location : Sub-basement - Variou Cracking/Crumbling, Extent : Mode Location : Throughout Sub-basen	Moderate, Area Affected : 75% is Locations erate, Area Affected : 30%	5	\$136,000	
	Other Observation, Extent : Modern Location : Mechanical Boiler And	l Corridor Areas Throughout			
	Explanation : Steel Utility Covers Locations Of Sub-basement	And Flange Assembly Rusted	l'hrougho	ut In Various	
Ceramic Tile	5% Now \$193,0 Cracking/Crumbling, Extent : Mode Location : Showers		5	\$15,500	
Marble Panels	5% 0-2 \$120,2 Cracking/Crumbling, Extent : Light Location : Throughout Joint Mortar Miss/Erod, Extent : Lu Location : Throughout	t, Area Affected : 10%	5	\$23,300	
Quarry Tile	5% Now \$381,6 Cracking/Crumbling, Extent : Light Location : Throughout		5	\$23,300	
Terrazzo	15% Now \$624,9 Horizontal Cracks, Extent : Modere Location : Various Locations Thr	ate, Area Affected : 10%	5	\$72,900	
Vinyl Tile	10% Now \$564,4 Adhesion Failure, Extent : Moderat Location : Basement And 9th Floo Broken/Missing Elements, Extent : Location : Basement And 9th Floo	te, Area Affected : 20% or Corridors Moderate, Area Affected : 15%	3	\$23,300	
Vinyl Tile	35%	2032 **	3	\$81,600	
Vinyl Tile 9" X 9"	10% 0-2 \$73,1 Cracking/Crumbling, Extent : Light Location : Throughout	00 2022 \$731,200		\$23,300	
Wood	5% Now \$109,5 Punct/Tear/Impact Damage, Extent Location : Throughout		5	\$29,100	

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.

## **DEPT. OF HOMELESS SERVICES - 071**

### **BELLEVUE MENS SHELTER**

#### Asset # : 1955

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior								
Interior Walls	1.00/	NT	\$270.700	2036	* *	5	\$21,000	
Ceramic Tile	Cracking/0	: Showers,	\$370,700 Extent : Moderate Toilets Prominent	, Area Ą		5 ious Oth	\$21,000 er Locations	
Granite Panels	-	0-2 Crumbling, : Through	\$89,800 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%			
Marble Panels	-	0-2 Crumbling, : Through	\$89,200 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%			
Plaster	Broken/Mi Location	: 9th Floo				5	\$31,500	
	Location Water Pen	: 9th Floo	r And Stairwells Th xtent : Moderate, A	roughoi		70		
Plaster	55%			LIFE	* *	5	\$69,200	
Ceilings AcousTile,Adhered		Now ssing Elem	\$185,200 ents, Extent : Mod	2032 erate, Ar	* * ea Affected : 20%	5	\$31,100	
	Location Worn/Erod	: Basemen	t : Moderate, Area .					
AcousTileConcealSpLn	10%			2032	* *	5	\$77,700	
AcousTileSusp.Lay-In	Broken/Mi Location Staining/D	: Basemen	Extent : Moderate			5	\$15,500	
Plaster		Now	\$1,306,900	LIFE	* *	5	\$291,400	
1 105001	Broken/Mi Location Water Pen	ssing Elem : 9th Floo etration, E	ents, Extent : Seve	re, Area a Affecte	d : 25%	5	Ψ271,700	

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

Under 600 Volts

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

#### Asset # : 1955

lectrical		Current I	Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	* *	5	\$1,700	
			xtent : Light, Area	Affected	: 100%			
			al Room Basement					
	Explana	tion : 4,000	Ampere Main Ser	vice				
Switchgear / Switchboard								
Fused Disc Sw	50%			2047	* *	5	\$900	
Fused Disc Sw	20%			2047	* *	5	\$300	
Fused Knife Sw	10%		\$52,200	2057	* *	5	\$100	
		-	tent : Moderate, A		ted : 100%			
	Location	a : Electrico	ıl Room Sub-basen	ient				
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%		\$114,900	2052	* *	5	\$900	
		Equipment, 1 : Basemer	<i>Extent : Moderate</i>	, Area A <u>f</u>	fected : 100%			
Fused Toggle Switch	55%	2-4	\$316,000	2052	* *	5	\$2,600	
	Location	: Through	xtent : Moderate, 2 out xtended Life	4rea Affe	ected : 59%			
Molded Case Bkrs	15%		xienaea Lije	2043	* *	5	\$1,600	
Wiring	1370			2043		5	\$1,000	
Braided Cloth	90%	2-4	\$866,300	2052	* *	1		
Bladde Cloth	Insulation		ent : Moderate, Are		ed : 100%	1		
Thermoplastic	10%			2047	* *	1		
Motor Controllers								
Locally Mounted	80%			2025	\$251,800	5	\$2,200	
Locally Mounted	20%			2040	**	5	\$500	
ound				-			· - · ·	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$6,000	

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

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

### **BELLEVUE MENS SHELTER**

#### Asset # : 1955

		Assel # :					
lectrical		Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ighting							
Interior Lighting							
Fluorescent	5%		2022	\$356,200	10	\$18,600	
	·	Fluorescent Light, Extent : M a : Throughout The Building		Area Affected : 100	)%		
Fluorescent	85%		2032	* *	10	\$316,500	
	Location	ervation, Extent : Light, Are : Throughout The Building tion : T-8 Lamps		: 100%			
Fluorescent	10%		2022	\$712,500	10	\$37,200	
		ervation, Extent : Light, Are : Throughout The Building					
	Explana	tion : 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	
larm Fire/Smoke Detection No Component	90%						
Generic, Digital	10%		2027	\$448,900	1-3	\$25,000	
/lechanical		Current Repair	Eutur	e Replacement	м	aintenance	
System	0/ - C						D
Component Type	% of Total	Fail Date Estimated Cost (Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	Priori
eating							
Energy Source							
Energy Source Utility Steam	100%		2047	* *	1		
	Other Obs Location	ervation, Extent : Light, Are 1 : Basement tion : Steam From Con Edisc	ea Affected		1		
	Other Obs Location	ervation, Extent : Light, Are : Basement	ea Affected		1	\$24,100	
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Central Plant Steam	Other Obs Location Explana 100%	ervation, Extent : Light, Are : Basement	ea Affected on 2030	: 100%		\$24,100 \$20,000	
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution	Other Obs Location Explana 100% 100% Corroded,	rervation, Extent : Light, Are : Basement tion : Steam From Con Ediso	ea Affected on 2030 2027	\$268,800 \$6,870,300	5		
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Central Plant Steam	Other Obs Location Explana 100% 100% Corroded, Location 20% Not in Ser	rervation, Extent : Light, Are : Basement tion : Steam From Con Ediso Now \$687,000 Extent : Moderate, Area Afj	ea Affected on 2030 2027 Fected : 10 2037	* : 100% \$268,800 \$6,870,300 0% * *	5		
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp Terminal Devices	Other Obs Location Explana 100% 100% Corroded, Location 20% Not in Ser	ervation, Extent : Light, Are : Basement tion : Steam From Con Ediso Now \$687,000 Extent : Moderate, Area Afj : Sub-basement Now \$1,141,600 vice, Extent : Severe, Area A : Sub-basement	ea Affected on 2030 2027 Fected : 10 2037	* : 100% \$268,800 \$6,870,300 0% * *	5	\$20,000	

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

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

# **BELLEVUE MENS SHELTER**

Asset # : 1955

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance		
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	100/				<b>*•••••••••••••</b>				
Window/Wall Unit	10%			2022	\$84,600	1			
No Component	90%								
/entilation Distribution									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$226,400		
Exhaust Fans	10070			LIIL		2-5	\$220,400		
Interior	100%	Now	\$72,200	2022	\$1,444,200	2	\$9,900		
			lerate, Area Affecte			-	43,500		
		: Through							
lumbing									
H/C Water Piping									
Brass/Copper	15%			2037	* *	1			
Galvanized Steel		Now	\$302,800	2025	\$1,514,000	1			
	Corroded, Extent : Moderate, Area Affected : 30% Location : Sub-basement								
			Extent : Moderate, .	Area Affe	cted : 25%				
	Location Elass	v	- Taula In Dean C						
HW Heat Exchanger	Explanal	uon : nous	e Tanks In Poor C	Snattion					
Steam Fired	100%			2057	* *	4	\$40,100		
Sanitary Piping	10070			2007		•	\$10,100		
Cast Iron	100%	Now	\$148,500	LIFE	* *	1			
	Leak Evid	ent, Extent	: Moderate, Area	Affected :	5%				
	Location	: Sub-base	ement						
Storm Drain Piping									
Cast Iron		Now	\$84,600	LIFE	* *	1			
	-		Extent : Severe, Are	ea Affecte	ed : 40%				
	Location	: Various	Roof Drains						
Sump Pump(s)									
Non-Submersible	100%			2027	\$61,900	4	\$12,900		
Sewage Ejector(s)	1000/			2022	* *	A	¢1< 000		
Electric	100%			2032	* *	4	\$16,200		
Fixtures Generic	100%								
Generic		Firturas Fr	tent : Severe, Arec	Affected	1 · 100%				
		: Through		і Ајјестец	. 10070				
Vertical Transport	200411011								
Elevators									
Geared Traction	100%			LIFE	* *				
		ervation, E	Extent : Severe, Are		d : 100%				
			From Sub-basemen			om Grour	nd To 9th Floor		
	<b>F</b> 1	tion 7 The	its, 4 Units Not In .	· · · · · · · · · · · · · · · · · · ·	I A L. C	ta Ana Da	uand Damain		

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

### **BELLEVUE MENS SHELTER**

#### Asset # : 1955

lechanical	Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
re Suppression							
Standpipe							
Generic	100% Now	\$84,600	2037	* *	1-5	\$144,000	
	Corroded, Extent :	Moderate, Area Affe	cted : 259	%			
	Location : Sub-ba	sement					
Sprinkler							
No Component	95%						
Generic	5%		2037	* *	1-2	\$5,700	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Sub-ba	sement					
	Explanation : Lim	ited 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.

<sup>\*\*</sup> 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				RESIDENCE	
Address Borough Program / Asset # Area Sq Ft	: 75,000		ENUE	Agency's Number Yr Built/Renovated Project Type	: N/A : 1963 / 2010 : HOMELESS SERVICES
Date of Survey Areas Surveyed	:22-Jun-2 :Roof, Fl			Landmark Status	: NONE
Block	: 68	Lot	: 2	BIN	: 4000526
CAPITAL				FY 2022 - 2025	FY 2026 - 2031
Exterior Architec	ture			\$1,579,100	\$70,400
Interior Architect	ure			\$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	А			\$1,579,100	\$70,400
Importance Code	В			\$549,500	\$3,586,600
Importance Code	С			\$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.

#### Asset # : 1941

Architecture	Current Repair	Future Replacement	M	laintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ver Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
xterior					
Exterior Walls	000/ N ¢(20.20	0 I IEE **	5	\$70,400	
Masonry: Brick	90% Now \$680,20 Diagonal Cracks, Extent : Moderate		5	\$70,400	
	Location : East Facade Misaligned/Bulging, Extent : Severe,	Area Affected : 10%			
	Location : East Facade				
	Water Penetration, Extent : Moderat Location : East Facade, Blue Section				
Metal Panel	5%	2048 **	5-10	\$26,900	
Pre-Cast Concrete	5% Now \$41,40		5	\$12,700	
	Joint Mortar Miss/Erod, Extent : Mo Location : Window Sills				
	Open Joints, Extent : Moderate, Area Location : Window Sills	a Affected : 25%			
Windows					
Aluminum	85% Now \$33,70		5	\$7,500	
	Broken/Missing Elements, Extent : S Location : Throughout, Coverd In				
	Water Penetration, Extent : Moderat Location : Throughout	te, Area Affected : 10%			
Aluminum	15% Now \$118,90 Broken/Missing Elements, Extent : S		5	\$1,300	1
	Location : Clearstories	-, -, -,,, -, <u>,</u> ,, -, -, -, -, -, -, -, -, -, -, -, -			
	Water Penetration, Extent : Severe, 2	Area Affected : 15%			
	Location : Clearstories				
Roof					
Modified Bitumen	100% Now \$704,90 Blisters, Extent : Moderate, Area Aff				
	Location : Throughout	( 1 150/			
	Ponding, Extent : Severe, Area Affec Location : Around Roof Drains	<i>lea</i> : 15%			
	Water Penetration, Extent : Light, A	rea Affected · 2004			
	Location : Flashing At Clearstories				
Soffits					
Stucco Cement	100%	2033 **	5		
terior					
Floors Cast in Place Concrete	70%	TIEE **	5	\$156,000	
Cast in Place Concrete Ceramic Tile	70% 5% 2-4 \$10,50		5 5	\$156,000 \$2,500	
Cerainic The	Deteriorated Finish, Extent : Modera Location : Throughout Bathrooms		J	\$2,300	
Vinyl Tile	25% Now \$231,30	0 2038 **	3	\$9,600	
vinyi inc	Cracking/Crumbling, Extent : Moder Location : Throughout		5	φ2,000	

*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.

Asset # : 1941

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	5%			2031	\$193,000	5	\$6,600	
Concrete Masonry Unit		0-2	\$257,900	LIFE	* *	5	\$43,500	
	-		tent : Moderate, Ar					
		: Library,	White Section And					
Gypsum Board	10%			LIFE	* *	5	\$7,900	
Ceilings	100/				ate ate	_	<b>*</b> • • • • • •	
AcousTileSusp.Lay-In	10%			2033	**	5	\$10,100	
			Extent : Moderate	, Area A	ffected : 5%			
		: Kitchen						
Exposed Struc: Steel	75%			LIFE	* *			
Fiber Board	15%			2028	\$105,700			
ite Enclosure								
Fence/Gates	1000/	NT	¢20.000	2020	* *			
Chain Link		Now	\$20,000	2038				
		mage, Exte	ent : Moderate, Are Lot	a Affecte	2a : 5%			
it. Descent to	Locuiton	. Furking	LOI					
ite Pavements Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
	Cracking/	Crumbling, : Through	Extent : Light, Are out		ed : 2%			
Parking/Driveway		0						
Asphalt	100%			2037	* *			
-	-	Crumbling, : Through	Extent : Light, Are out	ea Affecti	ed : 5%			
Activity Yard								
Asphalt	75%	4+	\$1,800	2031	\$35,100			
	-	Crumbling, : Basket B	Extent : Light, Are all Court	ea Affect	ed : 5%			
Cast in Place Concrete	25%			2041	* *			
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Year	<b>Estimated</b> Cost	Cvcle	<b>Estimated</b> Cost	Priority
Component Type	Total	(Years)		FY	2.5000000000000000000000000000000000000	(Yrs)	250000000000000000000000000000000000000	
Inder 600 Volts	•							-
Service Equipment								
Fused Disc Sw	100%	4+	\$22,200	2058	* *	5	\$200	
	On Extend	led Life, Ex	tent : Light, Area A	Iffected :	· 100%			
	Location	: Electrica	ıl Room					
	Other Obs	ervation, E	xtent : Moderate, 2	Area Affe	ected : 100%			
		: Electrica						
	<b>F</b> 1	· 7	1,200 Ampere Maii	<b>D</b> .				

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

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

#### Asset # : 1941

Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Under 600 Volts	1							
Switchgear / Switchboard Fused Knife Sw	Location	Equipment, 1 : Electrice	\$109,600 Extent : Moderate, al Room :tent : Moderate, Au			5	\$100	
		iea Lije, Es 1 : Electrici		rea Ajjec	lea : 100%			
Fused Knife Sw	16%		u Room	2028	\$20,900	5	\$100	
Raceway	1070			2028	\$20,900	5	\$100	
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	
			tent : Moderate, A r Electrical Closet	rea Affec	ted : 100%			
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	1000/			LIEE	* *	5	¢1 100	
Generic	100%			LIFE		5	\$1,100	
Lighting Interior Lighting								
Fluorescent	13%			2033	* *	10	\$8,900	
	Other Obs Location	servation, H 1 : Offices tion : T-8 I	Extent : Light, Area .amps		2 : 100%	10	<i>\$</i> 0,700	
Fluorescent	5%			2028	\$65,800	10	\$3,400	
	-		tures, Extent : Ligh out The Building	t, Area A	ffected : 100%			
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

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

Asset # : 1941

lectrical		Current R	epair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
arm								
Security System								
No Component	50%			2020	¢1 <b>2</b> 1 100	1	¢14.000	
Generic	50%			2028	\$121,100	1	\$14,000	
Fire/Smoke Detection No Component	30%							
Generic, Analog	30% 70%			2028	\$580,500	1-3	\$33,300	
Generic, Analog	/0/0			2028	\$380,300	1-5	\$55,500	
lechanical		Current R	epair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source								
Natural Gas	100%			2048	* *	1		
			xtent : Light, Area	Affected	: 5%			
		-	Service Room					
	Explana	tion : With (	Gas Booster Pump					
Conversion Equipment	1000/				ata ata		<b>#25</b> 100	
Hot Water Boiler	100%	1		2033	* *	1	\$37,100	
		bair Eviden : Boiler Ro	t, Extent : Light, A	rea Affe	ctea : 100%			
Distribution	Locuiton	. Doner Ko	om					
Hot Wtr Piping/Pump	100%			2036	* *	4	\$3,700	
Terminal Devices	10070			2030		-	\$5,700	
Air Handler	50%			2028	\$527,300	1	\$23,200	
Convector/Radiator	50%			2033	**	1	\$12,100	
ir Conditioning							+,	
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Split Unit	10%	Now	\$16,000	2023	\$160,100			
	-	-	at : Moderate, Area					
		: Roof, The Electrical D	-	For 2 Q	f 18 Split Units Ha	ve Multij	ple Mechanical	
Split Unit	90%			2028	\$1,440,800			
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,800	
Exhaust Fans	1000/			0000	<b>4104 5</b> 00	~	<b>#2</b> 200	
Roof	100%			2028	\$124,500	2	\$2,300	
lumbing								
H/C Water Piping	1000/	Now	\$28,000	2038	* *	1		
Brass/Copper			\$28,000 oderate, Area Affe			1		
	Location	<i>Блісні</i> . 1/10	aciuic, nieu Affe	<i>iiii . 10</i>	070			

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

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

#### Asset # : 1941

Mechanical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
lumbing						
Water Heater					• • • • • •	
Gas Fired	100%	2026	\$45,700	2	\$1,100	
	Recent Installation, Extent : Light, Area	Affected :	100%			
	Location : Kitchen		1000/			
	Other Observation, Extent : Light, Area	Affected :	100%			
	Location : Kitchen					
	Explanation : 2-250 Gallon For Kitche	n				
HW Heat Exchanger	4000/	• • • •	* *			
HTHW/HW	100%	2038				
	Other Observation, Extent : Light, Area.	Affected :	100%			
	Location : Boiler Room					
	Explanation : 2-350 Gallon Tanks					
Sanitary Piping	1000/	LIPP	* *	1		
Cast Iron	100%	LIFE		1		
	Recent Repair Evident, Extent : Light, An	rea Affecto	ea : 100%			
	Location : Underground					
Storm Drain Piping	1000/	LIPP	* *	1		
Cast Iron		LIFE		1		
	Other Observation, Extent : Light, Area . Location : Side Yard	Affectea :	100%			
	Explanation : Storm Detention Basin F	or kooj k	unojj			
Sump Pump(s)	1000/	2028	¢11.400	4	¢1 (00	
Non-Submersible	100%	2028	\$11,400	4	\$1,600	
Sewage Ejector(s)	100%	2028	¢21 (00	4	\$2,000	
Electric	100%	2028	\$21,600	4	\$3,000	
Fixtures	100%					
Generic	100%					
ire Suppression						
Sprinkler Generic	100%	2038	* *	1-2	\$21,000	
Chemical System	10070	2030		1-2	\$21,000	
No Component	98%					
Generic	2%	2026	\$600	1-3	\$100	
Generic	270 Other Observation, Extent : Light, Area .		4	1-3	\$100	
	Location : Kitchen		270			
	Explanation : For Hoods					
	Explanation . Por Hoous					

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

### 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



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

#### Asset # : 3012

			A3561#.J					
Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls	- 0 (					_		
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$34,700	
Masonry: Brick		Now	\$54,400	LIFE	**	5	\$84,400	
			ure, Extent : Mode	rate, Are	a Affected : 5%			
		: Through	out xtent : Light, Area	Affected	. 20/			
		: Window		Ајјесіей	. 270			
			Extent : Light, Ar	og Affact	ad · 5%			
	-	-	utter Leaks	eu Ajjech	zu . 570			
Windows	Location	. Delon G	arter Deans					
Aluminum	100%			2045	* *	5	\$19,300	
Parapets	10070			20.0		0	\$17,000	
Metal Panel	10%			2049	* *	5	\$1,700	
Metal Rail	90%			2042	* *	5-10	\$72,100	
Roof								
Metal Panel	35%	2-4	\$5,400	2042	* *			
			ss, Extent : Light,	Area Affe	ected : 5%			
		: Gutter L						
			xtent : Light, Area	Affected	: 2%			
		: Rear Ent	rance					
Modified Bitumen	65%			2029	\$604,400	10	\$41,700	
		-	nt, Area Affected :	2%				
		: Through		1.00	1 100/			
	-	: Through	tent : Moderate, Al	rea Affec	ted : 10%			
Soffits	Locuiton	. Intougn	oui					
Cast in Place Concrete	50%			LIFE	* *	5	\$9,100	
Stucco Cement	50%	2-4	\$5,600	2042	* *	5	\$2,300	
	Cracking/	Crumbling,	Extent : Moderate	e, Area Aj	ffected : 5%			
	Location	: Rear Ent	rance					
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	: Rear Ent	rance					
nterior								
Floors						-	<b></b>	
Cast in Place Concrete	5%			LIFE	* *	5	\$11,300	
Ceramic Tile	10%			2038	* *	5	\$10,400	
			: Light, Area Affeo	cted : 20%	0			
		: Through	oui			-		
Vinyl Tile	85%		T . 1 . 1 . 100	2029	\$798,700	3	\$33,000	
			: Light, Area Affeo out	cted : 50%	0			
Interior W-11-	Location	: Through	oui					
Interior Walls Cast in Place Concrete	5%			LIFE	* *			
Cast in Place Concrete Ceramic Tile	5% 5%			2032	* *	5	\$7,100	
Concrete Masonry Unit				LIFE	* *	5	\$7,100 \$8,500	
Gypsum Board	75%			LIFE	* *	5	\$63,600	
Oypsuili Doalu	1570			LIFE		5	\$05,000	

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

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

Asset # : 3012

		Α3361 # .					
Architecture		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior							
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	* *			
		ted Finish, Extent : Light, A 2 : West Side	Area Affecte	d : 10%			
Retaining Walls							
Cast in Place Concrete	100%		2064	* *			
lite 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	Futur	e Replacement	М	aintenance	
System Component	% of	Fail Date Estimated Co		<b>Estimated Cost</b>		<b>Estimated Cost</b>	Priorit
Туре	Total	(Years)	FY		(Yrs)		
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2049	* *	5	\$300	
Tused Disc Sw		ervation, Extent : Light, A			5	\$300	
		: Electrical Room	eu nycereu	. 10070			
		tion : 1- 1,200, 2- 800 Amp	oros Main I	Disconnect Switch			
Switchgear / Switchboard	ылриини	лоп . 1 - 1,200, 2- 000 Атр	c. c.s 1111111 1	- isconneer Switch			
Fused Disc Sw	100%		2049	* *	5	\$300	
Raceway	10070		2077		5	\$500	
Conduit	100%		2049	* *	1		
Panelboards	10070		2077		1		
Fused Disc Sw	5%		2045	* *	5	\$100	
Molded Case Bkrs	95%		2043 2045	* *	5	\$1,700	
Wiring	9370		2043		5	\$1,700	
Thermoplastic	100%		2049	* *	1		
	10070		2049		1		
Motor Controllers	1000/		2042	* *	5	\$500	
Locally Mounted	100%		2042	4 <sup>-</sup> 4-	3	2000	

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.

Asset # : 3012

		0012		
Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priorit
Ground			-	
Grounding Devices				
Generic	100%	LIFE **	5 \$1,000	
Lighting				
Interior Lighting Fluorescent	5%	2034 **	10 \$3,200	
Fluorescent	Compact Fluorescent Light, Extent : I Location : Throughout The Building	Light, Area Affected : 100%	10 \$3,200	
Fluorescent	95%	2037 **	10 \$60,300	
	T-8 Lamps And Fixtures, Extent : Lig Location : Throughout Building.	ht, Area Affected : 100%		
Egress Lighting				
Emergency, Battery	50%	2034 **	10 \$8,300	
Exit, Service	50%	2034 **	1	
Exterior Lighting HID	40% Other Observation, Extent : Light, Ar Location : Building Back Exterior W		10 \$100	
	Explanation : Fixtures Are Mounted			
HID	20%	2029 \$55,800	10	
	Other Observation, Extent : Light, Ar Location : Within Yard Area. Explanation : HID Pole Mounted Fi	ea Affected : 100%	'ard Area.	
No Component	40%			
ightning Protection Arresters/Cabling Generic	100%	2044 **	5 \$2,000	
larm				
Security System	700/			
No Component	70% 30%	2034 **	1 \$7,800	
Generic	Other Observation, Extent : Light, Ar Location : Building Interior. Explanation : CCTV System In Build	ea Affected : 100%	1 \$7,800	
Fire/Smoke Detection				
Generic, Digital	100%	2034 **	1-3 \$43,900	
Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priorit
Heating Energy Source	1009/	2030 **	1	
Natural Gas	100%	2039 **	1	

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

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

#### Asset # : 3012

Mechanical		Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated C (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	Location Other Obs Location	place Evident, Extent : Li : Basement Boiler Room ervation, Extent : Light, . : Boiler Room tion : 2 Units	1		1	\$34,200 \$3,400	
Convector/Radiator	100%		2034	* *	1	\$22,300	
Air Conditioning Energy Source Electricity Conversion Equipment Split Unit	100% 10%	Now \$7,4 stent : Severe, Area Affec : Roof	2037 00 2029	* * \$147,600	1		
Window/Wall Unit No Component	70% 20%		2024	\$100,900	1		
Ventilation Distribution Ductwork/Diffusers No Component	50% 50%		LIFE	* *	2-5	\$19,300	
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	Location	ervation, Extent : Light, . : Boiler Room tion : Hot Water Coils In		* * 100%	4	\$10,300	
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

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

Asset # : 3012

Mechanical	Current Repair	Future Re	placement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent : Light, Area	a Affected : 10	0%			
	Location : Basement To 2nd Floor	00				
	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.

### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: 357 SARA : BROOKI : DHS0082 : 13,400 : 12-Jun-20	.000 / 4454		: JK03 : 1904 / 2006 : HOMELESS SERVI : NONE	ICES
Block	: 1453	Lot : 1	BIN	: 3039075	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Interior Architect	ure		\$45,200		
Electrical			\$44,500		\$11,800
Mechanical					\$103,300
Total			\$89,700		\$115,000
Importance Code	А				\$103,300
Importance Code	В		\$89,700		\$11,800
Total			\$89,700		\$115,000
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$47,700	\$15,200		\$25,800
Interior Architect	ure	\$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	А	\$48,400	\$15,900	\$700	\$26,500
Importance Code	В	\$34,900	\$1,900	\$1,700	\$23,100
Importance Code	С	\$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.* 

#### Asset # : 4454

Architecture		Current R	epair	Futur	e Replacement	М	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls			<b>*</b> • < • • •			_	<b>.</b>	
Masonry: Brick	Cracking/O Location Spalling, H	: Througho Extent : Mod	lerate, Area Affec	ted : 25%	-	5	\$4,100	
	Worn/Erod	led, Extent .	: At North Facade : Light, Area Affec : At North Facade	eted : 259	%			
Stucco Cement	75%			2043	* *	5	\$30,500	
Windows Aluminum		Now nc Not Func	\$13,100 t, Extent : Moderd	2046 ute, Area	* * Affected : 20%	5	\$2,900	
	Glazing Br	: Througho oken/Crack : Directors	ed, Extent : Mode	erate, Are	ea Affected : 2%			
Parapets								
Metal Panel	10%			2060	* *	5	\$1,500	
Stucco Cement	90%			2050	* *	5	\$9,200	
Roof Modified Bitumen Skylight, Metal/Glass	95% 5%	Now	\$8,500	2035 2050	* *	10	\$20,400	
	Cracking/0		Extent : Light, Ard		ed : 2%			
terior								
Floors	-0/				* *	_	<b>#2</b> 100	
Cast in Place Concrete	5%	0.2	¢2.000	LIFE	* *	5	\$2,100	
Ceramic Tile	-	0-2 Crumbling, . : Bathroom	\$2,000 Extent : Moderate es	2039 , Area A		5	\$500	
Quarry Tile	5%			2043	* *	5	\$1,500	
Vinyl Tile	Adhesion I Location Cracking/0	: Througho Crumbling, .	Extent : Moderate			3	\$6,200	
	Uneven Su	: Througho bstrate, Ext : Througho	ent : Moderate, A	rea Affec	eted : 30%			
Interior Walls	=0.1		<b>#2.2</b> 00	0.000	* *		<b>.</b>	
Ceramic Tile	Cracking/0	Now Crumbling, 1 : Througho	\$2,200 Extent : Light, Ard ut	2039 ea Affecte		5	\$700	
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.

Asset # : 4454

		A3561 #					
Architecture		Current Repair	Future	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated ( (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	25%		2035	* *	5	\$4,900	
Gypsum Board	Loose/Del	Now \$3,2 am Surface, Extent : Mod : Second Floor		* * ffected : 2%	5	\$18,400	
Site Enclosure							
Fence/Gates							
Chain Link	100%		2050	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2035	* *			
	Cracking/	Crumbling, Extent : Mod	lerate, Area Afj	fected : 15%			
	Location	: Throughout					
On-Site Walkways							
Cast in Place Concrete	100%		2035	* *			
Parking/Driveway							
Asphalt	100%		2039	* *			
	Cracking/	Crumbling, Extent : Mod	lerate, Area Afj	fected : 10%			
	Location	: Throughout					
Electrical		Current Densin	<b>—</b>	Danlagement	м		
		Current Repair		e Replacement		aintenance	
System Component Type	% of Total	Fail Date Estimated ( (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2040	* *	5	\$100	
	Other Obs	ervation, Extent : Light,	Area Affected	: 100%			
	Location	: Electrical Room					
<u>a i i (a i ii i</u>	Explana	tion : Main Service Switc	ch Rated At 400	) Amperes			
Switchgear / Switchboard	Explana		ch Rated At 400	) Amperes			
Switchgear / Switchboard Molded Case Bkrs	Explana 100%	tion : Main Service Switc	<i>ch Rated At 400</i> 2040	) Amperes * *	5	\$400	
Molded Case Bkrs Raceway	100%	tion : Main Service Switc	2040	*	5	\$400	
Molded Case Bkrs		tion : Main Service Switc		*	5	\$400	
Molded Case Bkrs Raceway	100%	tion : Main Service Switc	2040	**		\$400	
Molded Case Bkrs Raceway Conduit	100%	tion : Main Service Switc	2040	**		\$400	
Molded Case Bkrs Raceway Conduit Panelboards	100%	tion : Main Service Switc	2040 2040	* *	1	\$400	
Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw	100% 100% 5%	tion : Main Service Switc	2040 2040 2038	**	1		
Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	100% 100% 5%	tion : Main Service Switc	2040 2040 2038	**	1		
Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring	100% 100% 5% 95%	tion : Main Service Switc	2040 2040 2038 2038	** **	1 5 5		
Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic	100% 100% 5% 95%	tion : Main Service Switc	2040 2040 2038 2038	** **	1 5 5		
Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	100% 100% 5% 95% 100%	tion : Main Service Switc	2040 2040 2038 2038 2038	** ** ** **	1 5 5 1	\$300	
Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers	100% 100% 5% 95% 100%	tion : Main Service Switc	2040 2040 2038 2038 2038	** ** ** **	1 5 5 1	\$300	
Molded Case Bkrs         Raceway         Conduit         Panelboards         Fused Disc Sw         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Ground	100% 100% 5% 95% 100%	tion : Main Service Switc	2040 2040 2038 2038 2038	** ** ** **	1 5 5 1	\$300	

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Asset # : 4454

% of Fa Total (1 5% ther Observ Location : 1 Explanation 90% ther Observ Location : 1 Explanation 5% ther Observ Location : 1 Explanation 50% 50% 30% P ther Observ Location : 1	Years) Vation, Exter Throughout 1 : T-12 Lan Vation, Exter 1st Floor 1 : T-8 Lam 2-4 Vation, Exter Throughout 1 : Obsoleted Now Vow Vation, Exter Building Ext	ent : Light, Au t The Buildin, mps Type Fix ent : Light, Au ups \$11,800 ent : Light, Au t The Buildin, e Incandesce \$16,200 ent : Light, Au	2030 rea Affected g xtures. 2035 rea Affected 0 2040 rea Affected g mt Fixtures. 2030 2030 2030	** : 100% ** : 100% \$9,600 \$2,400 ** : 100%		aintenance Estimated Cost \$600 \$11,100 \$1,600	Priorit
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ther Observ Location : 1 Explanation 5% ther Observ Location : 1 Explanation 50% 50% 30% P ther Observ Location : 1 Explanation	lst Floor 1 : T-8 Lam 2-4 vation, Exte Throughout 1 : Obsolete Now Now vation, Exte Building Ex	nps \$11,800 ent : Light, Al t The Buildin, e Incandesce \$16,200 ent : Light, Al sterior	rea Affected 0 2040 rea Affected 19 10 2030 2030 10 2040 rea Affected	: 100% ** : 100% \$9,600 \$2,400 ** : 100%	2		
ther Observ Location : 7 Explanation 50% 50% 30% P ther Observ Location : F Explanation	vation, Exte Throughout 1 : Obsolete Now vation, Exte Building Ex	ent : Light, A t The Buildin e Incandesce \$16,20 ent : Light, A kterior	rea Affected g nt Fixtures. 2030 2030 0 2040 rea Affected	: 100% \$9,600 \$2,400 * * : 100%	10	\$1,600	
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ther Observ Location : E Explanation	vation, Exte Building Ex	ent : Light, Al xterior	rea Affected	: 100%			
	i : Fixiures	s Are Old And	a Do Noi Op	eraie.			
/0%							
80% 20%			2030	\$8,700	1	\$1,000	
70% 30% ther Observ Location : E	Building Ini		2025 rea Affected	\$44,500 : 100%	1-3	\$2,600	
C	urrent Per	nair	Futur	Poplacomont	м	aintonanco	
% of Fa	ail Date E			-			Priorit
100%			2040	* *	1		
Location : E	Basement				1	\$6,600	
	Explanation C % of Fa Total ( 100% 100% n Extended Location : 1	Explanation : Fire Ald Current Re % of Fail Date E Total (Years) 100% 100% n Extended Life, Exter Location : Basement	Current Repair % of Fail Date Estimated Co Total (Years) 100% 100% n Extended Life, Extent : Moderate Location : Basement ther Observation, Extent : Light, A	Explanation : Fire Alarm System Is Obsolete Sy         Current Repair       Future         % of       Fail Date       Estimated Cost       Year         Total       (Years)       Year       FY         100%       2040       2040         100%       2028       Extended Life, Extent : Moderate, Area Affect         Location : Basement       ther Observation, Extent : Light, Area Affected	Explanation : Fire Alarm System Is Obsolete System.         Current Repair       Future Replacement         % of       Fail Date       Estimated Cost         Total       (Years)       Year       Estimated Cost         100%       2040       * *         100%       2028       \$103,300         n Extended Life, Extent : Moderate, Area Affected : 100%       100%	Explanation : Fire Alarm System Is Obsolete System.         Current Repair       Future Replacement       M         % of       Fail Date       Estimated Cost       Year       Estimated Cost       Cycle         Total       (Years)       2040       **       1         100%       2028       \$103,300       1         n Extended Life, Extent : Moderate, Area Affected : 100%       Location : Basement       ther Observation, Extent : Light, Area Affected : 100%	Explanation : Fire Alarm System Is Obsolete System.         Current Repair       Future Replacement       Maintenance         % of       Fail Date       Estimated Cost       Year       Estimated Cost       Cycle       Estimated Cost         Total       (Years)       Year       Estimated Cost       Cycle       Estimated Cost         100%       2040       **       1         100%       2028       \$103,300       1       \$6,600         n Extended Life, Extent : Moderate, Area Affected : 100%       100%       \$6,600         Location : Basement       ther Observation, Extent : Light, Area Affected : 100%       \$6,600

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.

Asset # : 4454

Mechanical		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2038	* *	4	\$1,000	
Terminal Devices							
Convector/Radiator	100%		2035	* *	1	\$4,300	
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment							
Ext Pkg Unit -	20%		2038	* *	2	\$200	
Heating/Cooling	D (D						
		place Evident, Extent : Light,	Area Aff	ected : 100%			
	Location	: <i>R00J</i>					
Window/Wall Unit	20%		2025	\$5,600	1		
No Component	60%						
Ventilation							
Distribution	200/		TIPE	* *	2.5	<b>#2 2</b> 00	
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$2,200	
No Component	70%						
Exhaust Fans	200/		2020	* *	2	¢100	
Roof	20% 80%		2038		2	\$100	
No Component	8070						
Plumbing							
H/C Water Piping Galvanized Steel	100%		2035	* *	1		
Water Heater	10070		2035		1		
Gas Fired	100%		2028	\$8,200	2	\$200	
Gastiled		ervation, Extent : Light, Area			2	Φ200	
		: Basement	njjeered	. 10070			
		tion : 2 Units. One General P	urnose 2	00 Gallon Storage	And One	e 75 Gallon	
		For Kitchen.		oo ounon sioi ugo		, e current	
Sanitary Piping	0						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
	Obsolete H	Fixtures, Extent : Severe, Arec	Affected	d : 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	

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

### 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	: <b>1990 / 2001</b>
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
· ·		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



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

#### Asset # : 53

			ASSEL # .					
Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls						_		
Masonry: Brick	100%			LIFE	* *	5	\$88,800	
Windows	750/	2.4	<b>\$222 200</b>	2044	* *	-	¢7.200	
Aluminum	Location Hardware Location Worn/Eroo	: Through Missing, E : Through led, Extent	\$323,300 nt : Moderate, Area out Apartment Win Extent : Moderate, J out Apartment Win : Moderate, Area out Apartment Win	adows Area Affe adows Affected	1 : 50% ccted : 30%	5	\$7,200	
Aluminum	25%	0	1	2044	* *	5	\$4,800	
Parapets	2370			2011		5	\$ 1,000	
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	
	Location Deteriorat	: Through	Extent : Moderate,					
Roof								
Metal Panel Modified Bitumen	Location Patching I Location Ponding, I	: Lower C Evident, Ex : Main Ro	ght, Area Affected :	Affected :		10	\$29,400	
nterior			5					
Floors								
Cast in Place Concrete	Broken/Mi	0	\$2,300 hents, Extent : Ligh g Room In Baseme		* * ffected : 2%	5	\$22,600	
Ceramic Tile	Broken/Mi		\$5,400 hents, Extent : Ligh ms Throughout	2031 t, Area A	\$107,100 ffected : 5%	5	\$2,600	
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	

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

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

#### Asset # : 53

			Asset # 1	53				
Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Enclosure								
Fence/Gates								
Chain Link	60%			2048	* *			
			Extent : Light, Area	Affected	: 100%			
		1 : Building						
	-		Mesh Style Fence					
Iron Picket			\$500 eents, Extent : Ligh Play Yard	2063 t, Area A	* * ffected : 5%			
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways								
Asphalt	25%	4+	\$300	2031	\$12,900			
	-	-	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	ı : Garden	Walk Area					
Cast in Place Concrete	75%			2041	* *			
Parking/Driveway								
Asphalt	100%	4+	\$4,800	2031	\$48,300			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte				
	Location	1 : Parking	Lot Area					
	-	-	ht, Area Affected :	15%				
	Location	1 : Parking	Lot Area					
Activity Yard Rubber Matting	100%			2033	* *			
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date	<b>Estimated</b> Cost	Vear	Estimated Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1110110
Туре		(				( )		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	* *	5	\$300	
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Electricc						
	Explana	tion : Main	Service Disconnec	t Switch	Rated At 1,200 An	nperes		
Switchgear / Switchboard	1000/			••••	ala ala	-	<b>*2</b> 00	
Fused Disc Sw	100%			2038	* *	5	\$300	
Raceway								
Conduit	100%			2038	* *	1		
Panelboards						_	<b>.</b>	
Molded Case Bkrs	100%			2036	* *	5	\$1,700	
Wiring								
Thermoplastic	100%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	* *	5	\$400	
Fround								

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.

Asset # : 53

			A3361 # .	00				
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
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	Other Obs Location	: Roof	\$148,300 Extent : Moderate, . Chtning Rod Is Disc			5	\$1,000	
Alarm	Explanal	tion : A Lig	nining Koa Is Disc	connected	i From Equipment	Ana Is L	aying On Floor.	
Security System No Component Generic	Location	: Hallway	Extent : Light, Area s V Surveillance Can			1	\$7,300	
Fire/Smoke Detection Generic, Analog	100% Other Obs Location	ervation, E : Through	Extent : Light, Area out The Building e Lights, Alarm Be	2028 Affected	\$717,100 1 : 100%	1-3 nd Smoke	\$41,200 Detectors	
	1			,				
Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Natural Gas	100%			2048	* *	1		
Conversion Equipment	10070			2048		1		
Hot Water Boiler	Leak Evide	Now ent, Extent : Basemer	\$11,200 : Moderate, Area A	2033 Affected :	* *	1	\$13,000	
	Location	ervation, E : Basemen tion : 2 Un		Affected	! : 100%			
Hot Water Boiler	55%			2041	* *	1	\$17,600	
							-	

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.

### Asset # : 53

		Assel # .	00				
Mechanical	Current	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution Hot Wtr Piping/Pump	100% Now Leak Evident, Exten Location : Hot Wa		2036 Affected :	* *	4	\$3,200	
Terminal Devices Air Handler	20% Now Not in Service, Exter Location : Roof	\$54,700 nt : Severe, Area Afj	2033 fected : 7	* *	1	\$7,200	
Convector/Radiator	80%		2033	* *	1	\$16,800	
Air Conditioning							
Energy Source Electricity	100%		2044	* *	1		
Conversion Equipment Window/Wall Unit No Component	25% 75%		2023	\$33,800	1		
Ventilation							
Distribution Ductwork/Diffusers	40%		LIFE	* *	2-5	\$14,500	
No Component Exhaust Fans	60%						
Interior	20% Now Abandoned in Place Location : Baseme		2028 Area A <u>f</u>	\$46,100 fected : 30%	2	\$300	
Roof	80% Now Broken, Extent : Mo Location : Roof Malfunctioning, Exte Location : Roof Noisy/Vibrating, Ext Location : Roof	ent : Moderate, Are	a Affecte		2	\$1,300	
Plumbing							
H/C Water Piping Brass/Copper	85% 2-4 Corroded, Extent : M Location : Booster		2048 cted : 10	* *	1		
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.

Asset # : 53

Mechanical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent : Light, Area	a 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.

<sup>\*\*</sup> 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 / CLAR	RK THOMAS BUILDI	NG
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 2020

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	\$ <u>6</u> 9 100	\$53 (00	\$33,600	¢22 200
Total	\$68,400	\$53,600	\$33,000	\$23,200
Importance Code A	\$8,300	\$15,100	\$ <b>33,000</b> \$11,400	\$23,200
	,	,	,	,
Importance Code A	\$8,300	\$15,100	\$11,400	\$5,900



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

#### Asset # : 3014

rchitecture		Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast in Place Concrete	10%		LIFE	* *	5	\$24,400	
Masonry: Brick	80%	2-4 \$125,500	LIFE	* *	5	\$39,000	
	-	l/Bulging, Extent : Moderate : Flashing Line At Third Fl		fected : 5%			
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/Mi	ssing Elements, Extent : Sev	vere, Area	Affected : 20%			
	Location	: Coping					
Metal Rail	80%		2041	* *	5-10	\$21,700	
Roof							
Modified Bitumen	100%	Now \$95,000	2028	\$949,800			
	Blisters, Es	ctent : Severe, Area Affected	l : 10%				
	Location	: First Floor Roof					
	Insul Deter	Miss, Extent : Severe, Area	Affected	: 10%			
	Location	: First Floor Roof					
	Ponding, E	xtent : Moderate, Area Affe	cted : 10%	ý D			
	Location	: First Floor Roof					
	Vegetation	Growth, Extent : Severe, A	rea Affecte	ed : 10%			
		: First Floor Roof					
	Water Pen	etration, Extent : Severe, Ar	ea Affecte	d : 10%			
		: First Floor Roof					
Soffits							
Cast in Place Concrete	75%		LIFE	* *	5		
Glass: Special Gauge	25%		LIFE	* *	1		
Glass: Special Gauge	25%			* *			
1 0	25%			* *			
terior	<u>25%</u> 65%	0-2 \$12,800		**		\$125,900	
terior Floors	65%	0-2 \$12,800 etration, Extent : Moderate,	LIFE	* *	1	\$125,900	
terior Floors	65% Water Pen	-	LIFE	* *	1	\$125,900	
terior Floors Cast in Place Concrete	65% Water Pen Location	etration, Extent : Moderate,	LIFE LIFE Area Affe	* *	5		
terior Floors Cast in Place Concrete Ceramic Tile	65% Water Pen Location 5%	etration, Extent : Moderate,	LIFE LIFE Area Affe 2037	* * cted : 2%	1 5 5	\$4,400	
terior Floors Cast in Place Concrete Ceramic Tile Quarry Tile	65% Water Pen Location 5% 5%	etration, Extent : Moderate, : First Floor Dorm	LIFE LIFE Area Affe 2037 2041	* * cted : 2% * * * *	1 5 5 5 5	\$4,400 \$6,600	
terior Floors Cast in Place Concrete Ceramic Tile	65% Water Pen Location 5% 5% 25%	etration, Extent : Moderate, : First Floor Dorm 4+ \$40,200	LIFE LIFE Area Affe 2037 2041 2028	* * cted : 2% * * \$200,900	1 5 5	\$4,400	
terior Floors Cast in Place Concrete Ceramic Tile Quarry Tile	65% Water Pen Location 5% 5% 25% Worn/Erod	etration, Extent : Moderate, : First Floor Dorm	LIFE LIFE Area Affe 2037 2041 2028	* * cted : 2% * * \$200,900	1 5 5 5 5	\$4,400 \$6,600	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile	65% Water Pen Location 5% 5% 25% Worn/Erod	etration, Extent : Moderate, : First Floor Dorm 4+ \$40,200 led, Extent : Moderate, Area	LIFE LIFE Area Affe 2037 2041 2028	* * cted : 2% * * \$200,900	1 5 5 5 5	\$4,400 \$6,600	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls	65% Water Pen Location 5% 5% 25% Worn/Eroa Location	etration, Extent : Moderate, : First Floor Dorm 4+ \$40,200 led, Extent : Moderate, Area	LIFE LIFE Area Affe 2037 2041 2028 a Affected	* * cted : 2% * * \$200,900	1 5 5 3	\$4,400 \$6,600 \$8,300	
Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile	65% Water Pen Location 5% 5% 25% Worn/Eroa Location 5%	etration, Extent : Moderate, : First Floor Dorm 4+ \$40,200 led, Extent : Moderate, Area	LIFE LIFE Area Affe 2037 2041 2028	** cted : 2% ** \$200,900 · 20%	1 5 5 5 5	\$4,400 \$6,600	

*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.* 

#### Asset # : 3014

		ASSEL # . 3014					
Architecture	Current F	Current Repair Future Replacement			М		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings	200/ 11	¢2 100	2022	* *	E	¢0,000	
AcousTileSusp.Lay-In	20% Now Broken/Missing Elem		2033 erate, Ar		5	\$8,900	
	Location : Office Sp						
	Staining/Discoloring, Location : Office	Extent : Moderate	, Area A	ffected : 2%			
	Water Penetration, E	xtent : Moderate, A	Area Affe	ected : 2%			
	Location : Office						
Exposed Concrete	80% 4+	\$48,700	LIFE	**	5	\$11,100	
	Staining/Discoloring, Location : Corridor		e, Area A	ffected : 2%			
ite Enclosure	200000000000000000000000000000000000000						
Fence/Gates							
Iron Picket	100%		2063	* *			
ite Pavements Public Sidewalk							
Cast in Place Concrete	100%		2041	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2041	* *			
Parking/Driveway	1000/ 0.2	¢ (5.100	2021	\$225 (00			
Asphalt	100% 0-2 Cracking/Crumbling, Location : Through		2031 , Area A	\$325,600 ffected : 10%			
	Potholes, Extent : Mo		ted : 2%				
	Location : Through						
	Sinking/Subsiding, Ex Location : Through		rea Affe	cted : 10%			
Electrical	Current F	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Service Equipment	1000/		••••	<b>\$0.000</b>	-	<b>†2</b> 00	
Air Circuit Breaker	100% Other Observation, E	Sytent · Light Area	2028 Affected	\$8,900 1 · 100%	5	\$300	
	Location : Electrica		Injected	. 10070			
	Explanation : 2 - 10	600 Amperes					
Switchgear / Switchboard	1000/			<b></b>	-	± =	
Air Circuit Breaker	100% Other Observation, E	xtent : Light. Area	2028 Affected	\$104,300 l:100%	5	\$300	
		1. D					

2028

\$54,800

1

Location : Electrical Room Explanation : 2 - Switchgear Line-ups

100%

Raceway

Conduit

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

Asset # : 3014

			/10001 // . 0					
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Panelboards								
Fused Disc Sw	5%			2027	\$3,600	5	\$100	
Molded Case Bkrs	75%	2-4	\$53,900	2053	* *	5	\$600	
			tent : Moderate, Ai out The Building	rea Affec	eted : 100%			
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, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out 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 Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Outside						
	Explanat	tion : Emer	gency Generator R	ated At a	80 Kilowatts			
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$2,200	
Fuel Storage								
Main Tank	100%			2043	* *	5	\$1,700	
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Outside						
	Explanat	tion : No A	vailable Rating Ca	pacity				

Lighting

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

#### Asset # : 3014

		Asset # : 3	014				
Electrical		Current Repair Future Replacement Maintenance					
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting							
Interior Lighting							
Fluorescent	5%		2028	\$51,900	10	\$2,700	
	Other Obse	ervation, Extent : Light, Area	Affected	! : <i>100%</i>			
	Location	: Throughout The Building					
	Explanat	ion : T-12 Lamps					
Fluorescent	10%		2028	\$103,800	10	\$5,400	
	T-8 Lamps	And Fixtures, Extent : Light,	Area Af				
	Location	: Hallways					
Fluorescent	5%		2028	\$51,900	10	\$2,700	
1 nuoroscente	-	ervation, Extent : Light, Area			10	\$2,700	
		: Basement					
	Explanat	ion : Compact Fluorescent L	amns				
LED	80%	ion : computer i nuor escent Ex	2036	* *			
LED		allation, Extent : Light, Area		1 · 100%			
		: Throughout The Building	Луестей	. 100/0			
Egrage Lighting	Locuiton	. Intoughout the building					
Egress Lighting	40%		2022	* *	1		
Emergency, Service			2033	* *	1	¢1 400	
Emergency, Battery	10%		2033 2033	* *	10	\$1,400	
Exit, Service	50%		2033		1		
Exterior Lighting HID	30%		2020	\$71.500	10	\$100	
No Component	30% 70%		2028	\$71,500	10	\$100	
larm	/0/0						
Security System							
No Component	70%						
Generic	30%		2036	* *	1	\$6,600	
Generic		ervation, Extent : Moderate, A		ected · 100%	1	\$0,000	
	Location		11 cu 1199 c				
		ion : CCTV Surveillance Syst	om				
Fire/Smoke Detection	Блринин	on . COTT Surveniance Syst	em				
No Component	70%						
Generic, Digital	30%		2033	* *	1-3	\$10,900	
	5070		2055		15	\$10,700	
lechanical		Current Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date Estimated Cost	Voor	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component	Total	(Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	1110110
Туре		· · · · · · · · · · · · · · · · · · ·			()		
leating							
Energy Source							
Fuel Oil No 2	100%		2038	* *	5	\$18,300	
Conversion Equipment							
Steam Boiler	100%		2045	* *	1	\$58,600	
	-	olace Evident, Extent : Light,	Area Aff	ected : 100%			
	Location	: Boiler Room					
Distribution							
Steam Piping/Pump	100%		2048	* *			

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

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

#### 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
Ieating								
Terminal Devices								
Convector/Radiator	100%			2041	* *	1	\$19,100	
	-		t, Extent : Light, A	rea Affe	cted : 100%			
	Location	: Through	out					
Air Conditioning								
Energy Source	1000/			0044	ala ala			
Electricity	100%			2044	* *	1		
Conversion Equipment Exterior Pkg Unit -	10%	Now	\$47,900	2038	* *	2	\$300	
Cooling			4 400 - 1	1000/				
			re, Area Affected :	100%				
		: 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	1000/				at at		<b>***</b>	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,000	
Exhaust Fans	• • • • •				at at	•	<b>.</b>	
Interior	20%			2033	* *	2	\$400	
Roof	80%			2033	* *	2	\$1,500	
Plumbing								
H/C Water Piping	1000/			20.41	* *	1		
Galvanized Steel	100%			2041		1		
HW Heat Exchanger Steam Fired	1000/			2020	* *	4	¢0 000	
	100%			2038		4	\$8,800	
Sanitary Piping	100%			LIFE	* *	1		
Cast Iron	100%			LIFE		1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	10070			LIFE		1		
Generic	50%			2033	* *	1	\$1,800	
Generic		Now	\$2,300	2033	* *	1	\$1,800	
Generic			\$2,500 xtent : Severe, Are			1	\$1,000	
		: Basemen		u njjecile	100/0			
			י estic Backflow Valv	e Leakin	10			
Fixtures	ылрини	ion . Doine	Sue Duciyiow V Ul	C LEURI	*8			
Generic	100%							
Generie		Fixtures Ex	tent : Severe, Area	Affected	d : 100%			
		: Through						
/ertical Transport								

Vertical Transport

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

Asset # : 3014

Mechanical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 100%	6			
	Location : Basement To 3rd F	loor				
	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. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> 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 Address	CHARLES GAY SHELTER / KEENER BUILDING 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

\$11,700 \$46,200 \$23,500	\$17,200 \$69,600	\$18,100 \$40,500	\$47,200
· · · · · · · · · · · · · · · · · · ·			\$47,200
\$11,700	\$17,200	\$18,100	
\$81,400	\$86,800	\$58,700	\$47,200
\$3,900	\$3,900	\$3,900	\$3,900
\$1,300			
\$22,700	\$44,100	\$20,500	\$9,300
\$18,200	\$21,900	\$16,100	\$14,000
\$23,500			\$19,900
\$11,700	\$16,800	\$18,100	
FY 2022	FY 2023	FY 2024	FY 2025
	\$11,700 \$23,500 \$18,200 \$22,700 \$1,300 \$3,900	\$11,700 \$16,800 \$23,500 \$18,200 \$21,900 \$22,700 \$44,100 \$1,300 \$3,900 \$3,900	\$11,700\$16,800\$18,100\$23,500\$18,200\$21,900\$16,100\$18,200\$21,900\$16,100\$20,500\$12,700\$44,100\$20,500\$3,900\$1,300\$3,900\$3,900\$3,900



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

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

Asset # : 1960

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	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		Now	\$11,700	2028	\$116,600			
			ss, Extent : Moder	ate, Area	Affected : 5%			
			Cafateria Area					
			xtent : Moderate, 2	4rea Affe	cted : 5%			
	Location	: Kitchen A	1rea					
Single Ply Membrane	90%			2028	\$1,224,200	10	\$72,400	
Soffits								
Fiberglass Panel	15%			2037	* *	5		
Wood	85%			2033	* *	5		
nterior								
Floors								
Cast in Place Concrete		Now	\$66,300	LIFE	* *	5	\$43,500	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location							
	-	-	Extent : Moderate	e, Area A	ffected : 20%			
	Location	: Stairs						
Ceramic Tile	10%	0-2	\$82,300	2031	\$411,700	5	\$9,900	
		-		erate, Ar	rea Affected : 20%			
			nd Showers					
	•		Extent : Moderate	e, Area A	ffected : 20%			
	Location	: Toilets A	nd Showers					
Vinyl Tile	55%	4+	\$198,700	2028	\$993,400	3	\$41,000	
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 1%			
	Location	: Strairs						
	Worn/Erod	ded, Extent	: Moderate, Area	Affected	: 10%			
	Location	: Through	out					
Vinyl Tile 9" X 9"	25%	0-2	\$58,500	2023	\$585,000	3	\$18,700	
-	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		: Through		,				
	Uneven Su	bstrate, Ex	tent : Moderate, A	rea Affec	cted : 10%			
		: Through						
		-	: Moderate, Area	Affected	: 10%			
		: Through						

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
#### Asset # : 1960

			Asset # : 1	900				
Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior								
Interior Walls Ceramic Tile	Location :	rumbling, Showers	\$53,800 Extent : Moderate od, Extent : Moder	-	-	5	\$4,600	
	Location :		ou, Extent : Mouer	<i>uic</i> , <i>1</i> 17ct	<i>a nijecica</i> : 2570			
Gypsum Board Masonry: Brick	10% 10%			LIFE LIFE	* *	5	\$11,000	
Plaster	75%	tration, E	\$23,500 xtent : Moderate, 2 4rea	LIFE	* * ccted : 2%	5	\$41,100	
Ceilings								
AcousTileSusp.Lay-In	5%			2026	\$85,900	5	\$9,900	
Exposed Concrete	20%	NT	¢ 41 000	LIFE	* *	5	\$6,200	
Plaster	75% Water Pener Location :	tration, E.	\$41,800 xtent : Moderate, 2 Area	LIFE Area Affe		5	\$93,300	
ite Enclosure								
Fence/Gates	100/			2028				
Chain Link Iron Picket	10% 90%			2028 2063	* *			
ite Pavements	2070			2005				
Public Sidewalk Cast in Place Concrete	100% Cracking/Cr Location :		\$1,300 Extent : Moderate dewalk	2041 , Area A	* * ffected : 2%			
On-Site Walkways Cast in Place Concrete	100%			2041	* *			
Parking/Driveway Asphalt	Location : Potholes, Ex	Through ctent : Mc	oderate, Area Affec	-	-			
	Location : Sinking/Sub Location :	siding, Ex	ctent : Moderate, A	rea Affe	cted : 10%			
Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
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

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

Asset # : 1960

Electrical		Current R	epair	Futur	e Replacement	М		
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2033	* *	3	\$600	
			tent : Light, Area	Affected	: 100%			
		: Electrical						
	Explanat	tion : 225 K	ilovolt-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	1000/			••••	* *	-	<b>\$ 100</b>	
Fused Disc Sw	100%			2038		5	\$400	
		ervation, Ex : Electrical	tent : Light, Area	Ajjeciea	: 100%			
<u><u><u></u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u>	Explanal	tion : 1- 800	Amperes					
Switchgear / Switchboard Molded Case Bkrs	100%			2048	* *	5	\$2,700	
Molded Case BKrs		tallation F	ctent : Light, Area			3	\$2,700	
			lachinery Enclosu	00	. 10070			
Raceway	Locuiton	. 1 re-juo w	luchinery Enclosu	in c				
Conduit	80%			2028	\$129,800	1		
Conduit	20%			2028	\$129,000	1		
Panelboards	2070			2050		1		
Molded Case Bkrs	50%			2027	\$63,800	5	\$1,400	
Molded Case Bkrs	50%			2036	**	5	\$1,400	
Wiring	0070			2020		U	\$1,100	
Braided Cloth	70%	2-4	\$178,900	2053	* *	1		
			nt : Moderate, Are		ed : 100%			
		0	ut The Building	55				
Thermoplastic	30%	0	0	2038	* *	1		
Motor Controllers	5070			2050		1		
Locally Mounted	100%			2026	\$219,700	5	\$700	
Bround	10070			_020	<i> </i>	5	\$,00	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,500	
tand-by Power							÷ )*	
Transfer Switches								
Automatic	100%			2033	* *	1	\$31,600	
Generators								
Diesel	100%			2031	\$188,300	1	\$39,700	
	Other Obs	ervation, Ex	tent : Light, Area				-	
	Location	: Outside						
	Explanat	tion : Emerg	ency Generator S	et Rated	At 100 Kilowatts			
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$3,800	

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

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

#### Asset # : 1960

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power								
Fuel Storage								
Main Tank	100%			2043	* *	5	\$3,000	
			xtent : Light, Area	Affected	: 100%			
		: Outside						
	Explana	tion : 275 C	Gallon Capacity					
ighting								
Interior Lighting	000/			2020	¢1 (20 500	10	¢04 700	
Fluorescent	90%	4 15.4		2028	\$1,620,500	10	\$84,700	
	-		ures, Extent : Ligh	t, Area A	ffectea : 100%			
		: Inrougn	out The Building					
Fluorescent	5%			2028	\$90,000	10	\$4,700	
			xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t					
	Explana	tion : Comp	oact Fluorescent L	amps				
Fluorescent	5%			2033	* *	10	\$4,700	
	T-8 Lamps	s And Fixtu	res, Extent : Light,	Area Afj	fected : 100%			
	Location	: Basemen	t					
Egress Lighting								
Emergency, Service	50%			2033	* *	1		
Exit, Service	50%			2033	* *	1		
Exterior Lighting								
HID	30%			2028	\$124,100	10	\$100	
No Component	70%							
larm								
Security System								
No Component	70%							
Generic	30%			2028	\$99,400	1	\$11,500	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Hallways	s And Outside					
	Explana	tion : CCTV	<sup>7</sup> Surveillance Can	nera Syst	ет			
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *	1-3	\$63,200	
lechanical	_	Current F	Repair	Futur	e Replacement	М	aintenance	_
ystem	% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component	Total	(Years)		FY		(Ýrs)		· ·
Туре								
eating								
Energy Source	1000/			0051	al1.			
Plant Campus Steam / PRV	100%			2054	* *	1		
			ent, Extent : Light, Boiler Room	Area Aff	ected : 100%			
Conversion Equipment								
Heat Exchanger, Shell &	100%			2031	\$166,800			
Tube								

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

Asset # : 1960

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Distribution							
Hot Wtr Piping/Pump	100%		2050	* *	4	\$7,600	
		place Evident, Extent : Light, : Basement	Area Aff	ected : 20%			
Terminal Devices							
Air Handler	40%		2033	* *	1	\$25,400	
Convector/Radiator	60%		2033	* *	1	\$19,900	
ir Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Split Unit	5%		2033	* *			
Window/Wall Unit	10%		2023	\$21,400	1		
No Component	85%						
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$57,200	
Exhaust Fans							
Interior	90%		2033	* *	2	\$2,800	
Roof	10%		2033	* *	2	\$300	
lumbing							
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%						
ertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		ervation, Extent : Light, Area	Affected	1:100%			
		: Basement To 3rd Floor					
	Explana	tion : 1 Unit Has Not Worked	In 2 Yea	rs			
ire Suppression							
Standpipe	1000		• • • •			<b>h</b> - 1 - 0 -	
Generic	100%		2048	* *	1-5	\$51,700	
Sprinkler	1000		0040		1.5		
Generic	100%		2048	* *	1-2	\$28,700	

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

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

#### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block		RLES GAY L <sup>4</sup> TTAN 1.000 / 1959 017		IWARTZ BUILDING S ISLAND Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1980 / 2010 : HOMELESS SERVIC : NONE : 1088065	CES
DIOCK	. 1017	Lot	. 10		. 1000003	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture			\$622,000		\$524,900
Interior Architect	ure			\$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				\$622,000		\$524,900
Importance Code				\$184,400		\$2,058,600
Importance Code	С			\$263,300		\$999,500
Total				\$1,069,700		\$3,583,100
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture		\$34,900	\$7,500	\$5,500	
Interior Architect	ture		\$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
 \$151,200
 \$56,900
 \$29,800
 \$16,100



*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.* 

#### Asset # : 1959

Architecture	Current Repair	Future Replacement	N	laintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls			_		
Masonry: Brick	81% Now \$237,600 Horizontal Cracks, Extent : Light, Arc Location : Throughout Rusting Masonry Supt, Extent : Mode Location : At Doors	ea Affected : 5% wate, Area Affected : 20%	5	\$36,900	
	Caulking Deteriorated, Extent : Mode				
	Location : Expansion Joint At Exit 2 Vegetation Growth, Extent : Moderat Location : Throughout				
Metal Panel	2% 2-4 \$400	) 2048 **	5	\$1,700	
	Deformed/Dented, Extent : Light, Are Location : Backyard Entrance	ea Affected : 5%			
Metal Sect. OHD	2%	2033 **	5	\$2,800	
Wood	15% Now \$38,300 Dry Rot/Decay, Extent : Moderate, A Location : Throughout Loose/Miss Fasteners, Extent : Moder	rea Affected : 10%	5	\$17,100	
	Location : Throughout	ruie, Areu Ajjecieu . 570			
Windows Aluminum	100% Deteriorated Finish, Extent : Modera Location : Throughout	2044 ** te, Area Affected : 15%	5	\$11,000	
Roof	0				
Asphalt Shingle	25% 4+ \$28,500 Cracking/Crumbling, Extent : Modera Location : Throughout				
	Gut/DS Non Func/Miss, Extent : Mod Location : Throughout	lerate, Area Affected : 25%			
Modified Bitumen	65% 0-2 \$244,000 Gut/DS Non Func/Miss, Extent : Moa Location : Throughout Patching Evident, Extent : Moderate, Location : Throughout	lerate, Area Affected : 15%			
	Water Penetration, Extent : Moderate Location : Throughout	e, Area Affected : 15%			
Skylight, Plastic	10% Now \$102,100 Miss/Damaged Flashings, Extent : M Location : Throughout		1		
	Patching Evident, Extent : Moderate, Location : Throughout				
	Water Penetration, Extent : Moderate Location : Throughout	e, Area Affected : 10%			

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

Asset # : 1959

			A55el # . 1	959				
Architecture		Current I	Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Soffits								
Metal Panel	75%			2048	* *	5-10	\$22,200	
Wood	25%		\$6,000	2033	* *	5	\$2,700	
	-	ecay, Exten : Kitchen	nt : Moderate, Arec Entrance	a Affected	d : 10%			
nterior								
Floors	(00/			TIPE	* *	-	¢100.000	
Cast in Place Concrete	-	pair Evider : Through	nt, Extent : Light, A out	LIFE rea Affe		5	\$108,900	
Ceramic Tile	15%	Now	\$25,800	2031	\$257,600	5	\$6,200	
	Location Cracking/ Location Recent Ins	: Shower I Crumbling, : Toilets	eents, Extent : Mod Room Throughout Extent : Moderate Extent : Light, Area Rooms	, Area A	ffected : 5%			
Vinyl Tile		Now	\$37,700	2028	\$188,400	3	\$7,800	
	Location	: Through	eents, Extent : Ligh out Cafeteria					
		ded, Extent : Through	: Moderate, Area . out	Affected	: 20%			
Interior Walls								
Ceramic Tile	Loose/Del	-	\$24,400 E, Extent : Moderat Stalls Throughout	2031 e, Area A	\$121,900 Affected : 30%	5	\$2,100	
			xtent : Moderate, A Stalls Throughout	1rea Affe	ected : 30%			
Concrete Masonry Unit	60%		0	LIFE	* *	5	\$19,900	
Glass: Single Pane	1%			LIFE	* *	5	\$600	
Gypsum Board	19%	Now	\$3,500	LIFE	* *	5	\$9,400	
C) Frank Doma	Broken/M		ents, Extent : Mod		rea Affected : 5%	U	479.00	
Masonry: Brick	15%	-		LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2033	* *	5	\$8,300	
Exposed Struc: Wood	85%			LIFE	* *		· · )- · ·	
Gypsum Board		Now	\$9,000	LIFE	* *	5	\$5,200	
~1	Cracking/		Extent : Moderate		ffected : 10%		. , -	
ite Enclosure								
Fence/Gates								
Chain Link	5%			2048	* *			
Iron Picket	95%			2063	* *			

Site Pavements

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

Asset # : 1959

	Asset # : 1959								
Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Pavements									
On-Site Walkways Cast in Place Concrete	100%			2041	* *				
Parking/Driveway	10070			2041					
Asphalt	Cracking/ Location Potholes, Location Sinking/Su	: Through Extent : Mo : Through	oderate, Area Affec out xtent : Moderate, A	ted : 5%	-				
Cast in Place Concrete	Cracking/ Location Sinking/Si	: Through	xtent : Moderate, A	-	-				
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts Transformers Liquid Filled	Location Other Obs Location	ukage, Exte : Outside ervation, E : Outside	\$146,700 nt : Moderate, Are Extent : Moderate, A Building Kilovolt-ampere 4,1	Area Affe	ected : 100%	3	\$500		
Under 600 Volts									
Service Equipment Fused Disc Sw	Location	ervation, E : Electrico				5	\$200		
	Explana	tion : Name	eplate Rating Not A	lvailable	, 1,500 Amperes Fi	uses			
Switchgear / Switchboard Fused Disc Sw	100%			2038	* *	5	\$200		
Raceway Conduit	100%			2038	* *	1			
Panelboards									
Fused Disc Sw	25%			2027	\$18,000	5	\$300 \$700		
Molded Case Bkrs Molded Case Bkrs	50% 25%			2027 2044	\$35,900 * *	5 5	\$700 \$400		
Wiring							\$400		
Thermoplastic Motor Controllers	100%			2028	\$82,300	1	¢400		
Locally Mounted	100%			2026	\$62,100	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.

Asset # : 1959

Electrical	Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices	1000/			_	<b>*</b> • • • •	
Generic	100%	LIFE	* *	5	\$800	
Stand-by Power						
Transfer Switches Automatic	100%	2033	* *	1	\$17,100	
Generators	10078	2033		1	\$17,100	
Diesel	100%	2031	\$94,200	1	\$21,500	
Dieber	Other Observation, Extent : Lig			-	<i>421,000</i>	
	Location : Outside	, 55				
	Explanation : Emergency Gen	erator Rated At 1	00 Kilowatts			
Batteries						
Lead/Acid	100%	2022	\$1,600	5	\$2,100	
Fuel Storage					• • • • •	
Main Tank	100%	2043	* *	5	\$1,600	
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location : Outside	-,				
1.1.41	Explanation : 275 Gallon Cap	acity				
Lighting Interior Lighting						
Fluorescent	85%	2028	\$827,300	10	\$43,200	
1 horeseent	T-12 Lamps And Fixtures, Exter			10	φ <del>1</del> 5,200	
	Location : Throughout The Bu					
Fluorescent	7%	2028	\$68,100	10	\$3,600	
	T-8 Lamps And Fixtures, Extent			10	45,000	
	Location : Boiler Rooms	8 , 30				
HID	4%	2028	\$5,800	10	\$100	
Incandescent	2%	2023	\$19,500	2	<b>\$</b> 100	
LED	2%	2036	**			
	Recent Installation, Extent : Lig	ht, Area Affected	: 100%			
	Location : Kitchen And Cafete	eria				
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	700/					
No Component	70%	2029	¢52 700	1	¢ < 000	
Generic				1	\$6,200	
	-		. 100/0			
	-		em			
Generic	30% Other Observation, Extent : Lig Location : Hallways And Outs Explanation : CCTV Surveilla	ide		1	\$6,200	

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

#### Asset # : 1959

		ASSet # 11	333				
Electrical	Curr	ent Repair	Futu	re Replacement	Μ	laintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ilarm Fire/Smoke Detection Generic, Analog	Location : Thre	on, Extent : Light, Area oughout The Building Strobe Lights, Smoke Do			1-3 rm Bells	\$34,200	
Vechanical	Curr	ent Repair	Futu	re Replacement	М	laintenance	
System Component Type		Date Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Leating Energy Source Fuel Oil No 2	100%		2048	* *	5	\$17,200	
Conversion Equipment Hot Water Boiler	Location : Boil Other Observatio Location : 1st I Explanation : 6	on, Extent : Light, Area Floor 5 Seperate Boiler Room	Affectea s Each V	l : 100% Vith 1 Boiler For H	1 Teating. (	\$27,400 Center Boiler	
Distribution Hot Wtr Piping/Pump	75%	Water Boiler For Dom Evident, Extent : Light, er Room	2036	* *	4	\$2,100	
Hot Wtr Piping/Pump	25%		2036	* *	4	\$700	
Terminal Devices Air Handler Convector/Radiator	10% 90%		2028 2033	\$78,000 * *	1 1	\$3,400 \$16,100	
ir Conditioning Energy Source Electricity	100%		2044	* *	1		
Conversion Equipment Split Unit Window/Wall Unit No Component	10% 20% 70%		2033 2022	* * \$23,100	1		
entilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$30,900	
Exhaust Fans Roof umbing	100%		2036	* *	2	\$1,700	
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.

Asset # : 1959

Mechanical	Current Repair	Future Re	eplacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	imated 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%					
	<i>Obsolete Fixtures, Extent : Severe, A</i> <i>Location : Throughout</i>	Area Affected : 10	00%			
Fire Suppression						
Sprinkler						
Generic	100%	2048	* *	1-2	\$15,500	
Chemical System						
Dry	10%	2023	\$2,800	1-3	\$400	
	Other Observation, Extent : Light, A	rea Affected : 10	00%			
	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.

\$7,900

\$63,500

\$18,200

\$45,300

\$63,500

#### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	<ul> <li>1150 CON</li> <li>BRONX</li> <li>DHS0078</li> <li>73,771</li> <li>21-May-2</li> </ul>			: SR05 : 1992 / : HOMELESS SERVIC : NONE	CES
Block	: 3752	Lot : 13	BIN	: 2088552	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$757,600		\$122,800
Interior Architect	ure		\$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	В		\$333,900		\$1,003,000
Importance Code	С		\$56,700		\$37,300
Total			\$1,148,300		\$1,163,200
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$4,600			\$14,400
Interior Architect	ure			\$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			

\$7,900

\$67,700

\$8,200

\$59,000

\$67,700

\$400

Elevators/Escalators

Importance Code A

Importance Code B

Importance Code C

Total

Total



\$7,900

\$25,900

\$3,600

\$22,200

\$25,900

\$7,900

\$42,600

\$3,600

\$38,900

\$42,600

*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.* 

## **DEPT. OF HOMELESS SERVICES - 071 COMMONWEALTH AVENUE SRO**

Asset # : 4450

rchitecture		Current F	Repair	Futur	e Replacement	Replacement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls									
Masonry: Brick	95%			LIFE	* *	5	\$122,800		
Window Wall	5%			2050	* *	5	\$24,200		
Windows	0.50/			2016	- بە - بە	-	¢1 <b>=</b> 000		
Aluminum	95%			2046	* *	5	\$17,900		
Glass Block	5%			LIFE	* *	5	\$600		
Parapets	450/			LIPP	* *	-	¢12 200		
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	Blisters, E Location Miss/Dam	: Through	ings, Extent : Mod		* * vea Affected : 10%				
	Location Worn/Erod	: Various	xtent : Moderate, . Rooms On Fourth : Moderate, Area out	Floor					
Soffits Metal, Corrugated	Corrosion Location Staining/E	: Main En	Extent : Light, Ar			1			
terior									
Floors Cast in Place Concrete		-	: Light, Area Affe oom In Basement	LIFE cted : 10	**	5	\$24,200		
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		
	Location Worn/Eroo	: 1st Floor ded, Extent	Extent : Moderate r Multipurpose Ro : Moderate, Area	om And K Affected	Citchen : 25%				
T. 4'	Location	: 1 <i>St F</i> 1001	r Multipurpose Ro	om Ana K	Luchen				
Interior Walls Concrete Masonry Unit	Water Pen		\$56,700 xtent : Moderate, 1 e, 4th Floor Apart		* * cted : 10%	5	\$9,600		
Glass: Single Pane	10%		1	LIFE	* *	5	\$7,200		
	65%					2	\$37,300		

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

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

## **DEPT. OF HOMELESS SERVICES - 071**

#### **COMMONWEALTH AVENUE SRO**

#### Asset # : 4450

Architecture		Current Repair			e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings						_		
Exposed Concrete		Now	\$53,100	LIFE	* *	5	\$12,100	
			tent : Moderate, A	00	cted : 10%			
		: Various R	ooms On Fourth					
Gypsum Board	30%			LIFE	* *	5	\$41,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	* *			
Free Standing Walls								
Cast in Place Concrete	100%	• =	\$400	2050	* *			
		0		erate, Ar	ea Affected : 10%			
	Location	: North Pat	io					
Retaining Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$300	2043	**			
	-		xtent : Moderate,	Area Aff	fected : 5%			
	Location	: West Side	At Tree Pits					
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			
Parking/Driveway								
Asphalt	100%			2033	* *			
Activity Yard			<b>b a b a b c c c c c c c c c c</b>	• • • -				
Cast in Place Concrete		Now	\$15,500	2035	**			
	-	-	ent : Severe, Area	Affected	t : 20%			
		: North Pat						
			tent : Severe, Are	a Affecte	ed : 40%			
		: North Pat						
	Explana	tion : Has Be	een Closed Off Di	ie To Ha	zard			

lectrical	Current Repair	Future Repla	cement	М	aintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$300	
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : Four 600 Ampe	re Main Disconnect Swite	ches			
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.* 

## DEPT. OF HOMELESS SERVICES - 071 COMMONWEALTH AVENUE SRO

#### Asset # : 4450

Electrical	Current Repair Future Replacement Maintenance							
System			timated Cost			Dutant		
Component Type	% of Fail Date Estimated C Total (Years)	FY	timated Cost	(Yrs)	Estimated Cost	Priorit		
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			de de	_				
Diesel	100%	2033	* *	1	\$28,600			
	Other Observation, Extent : Light, .	Area Affected : 10	00%					
	Location : Generator Room							
	Explanation : One 125 Kilowatts							
Batteries	1000/	2022	¢1 (00	~	<b>#2 7</b> 00			
Lead/Acid	100%	2023	\$1,600	5	\$2,700			
Fuel Storage	1000/	2045	* *	~	¢2 200			
Main Tank	100% Other Observation Entert - Light	2045		5	\$2,200			
	Other Observation, Extent : Light, . Location : Generator Room	Area Ajjeciea : To	00%					
	Explanation : One 175 Gallons							
1.1	Explanation : One 175 Gations							
Lighting Interior Lighting								
LED	100%	2035	* *					
LED	Other Observation, Extent : Light, .		00%					
	Location : Throughout Building	ni cu nyjecicu . N	0070					
	Explanation : LED System Install	led In 2015						
Egress Lighting	Exprementon . EED System Install							
Emergency, Service	60%	2030	\$23,200	1				
Exit, Service	40%	2030	**	1				
Exterior Lighting		2000		-				
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 : 1	00%					
	Location : Throughout Building							
	Explanation : New System Install	ed 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.

# DEPT. OF HOMELESS SERVICES - 071

### COMMONWEALTH AVENUE SRO

Asset # : 4450

			A3561 # . 4	100				
Electrical		Current R	epair	Futur	e Replacement	Μ	aintenance	
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 Under Construction	50% 50%							
Mechanical		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Natural Gas	100%			2050	* *	1		
Conversion Equipment Hot Water Boiler		ervation, Ex : Boiler Ro	tent : Light, Area	2035 Affected	* * ': 70%	1	\$36,500	
				upply De	omestic Hot Water			
Distribution Hot Wtr Piping/Pump	100%			2038	* *	4	\$5,500	
Terminal Devices Air Handler	Location Explana	: Four Unit	ttent : Light, Area ts On The Roof Provide Fresh Air		\$103,700 : 100% ridors, Heating Con	1 mponent	\$4,600 Is Abandoned In	
Convector/Radiator	<i>Place.</i> 90%			2035	* *	1	\$21,400	
Air Conditioning Energy Source Electricity	100%			2035	* *	1	<i>421,100</i>	
Conversion Equipment Split Unit Window/Wall Unit No Component	10% 50% 40%			2030 2025	\$157,500 \$76,900	1		
Ventilation Distribution Ductwork/Diffusers	100% Insul. Dete Location	0	Extent : Severe, Ar	LIFE ea Affect	* * ted : 40%	2-5	\$41,100	
Exhaust Fans Interior Roof	Broken, E.		\$9,800 erate, Area Affecte Toilet Exhaust Fa		\$52,500 * *	2 2	\$500 \$1,400	
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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

## **DEPT. OF HOMELESS SERVICES - 071**

#### **COMMONWEALTH AVENUE SRO**

#### Asset # : 4450

Mechanical	Current Repair	Future F	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
lumbing						
Sanitary Piping						
Cast Iron	100% Now \$10,		* *	1		
	Broken, Extent : Severe, Area Affe					
	Location : 1st Floor Sanitary Pi	pe				
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	00	00%			
	Location : Basement To The 4th	Floor				
	Explanation : Two Units.					
ire Suppression						
Sprinkler	1000/	2050	* *	1.0		
Generic	100%	2050	* *	1-2	\$20,700	
Chemical System	1000/	2020	<b>#07</b> 000	1.2	¢4.000	
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.

<sup>\*\*</sup> 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 ST	FREET FAN	IILY RESIDE	NCE		
Address	: 2155 DEA	AN STREET	,			
Borough	: BROOKI	LYN		Agency's Number	: N/A	
Program / Asset #	: DHS0012	.000 / 1972		Yr Built/Renovated	: 1926 / 2012	
Area Sq Ft	: 28,650			<b>Project</b> Type	: HOMELESS SERVI	ICES
Date of Survey	: 06-Jul-20	20		Landmark Status	: NONE	
Areas Surveyed	: Basement	t, Roof, Floo	rs 1,2,3,4			
Block	: 1440	Lot	: 73	BIN	: 3038719	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture			\$308,900		
Interior Architect	ure			\$197,200		\$41,300
Electrical						\$216,100
Mechanical						\$47,600
Total				\$506,200		\$305,000
Importance Code	A			\$308,900		
Importance Code	В			\$197,200		\$305,000
Total				\$506,200		\$305,000
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture		\$13,100			
Interior Architect	ure		\$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	В		\$45,500	\$2,300	\$2,600	\$7,800
Importance Code	С		\$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.* 

#### Asset # : 1972

Architecture	Curr	ent Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost urs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	450/ 21	¢( <b>5.0</b> 00	LIPP	* *	-	<b>#20.200</b>	
Masonry: Brick	Location : Three	oling, Extent : Light, Ar oughout on, Extent : Light, Area		ed : 10%	5	\$20,200	
Manager Lingaton		-	LIEE	* *	5	¢1 700	
Masonry: Limestone	5% Nov Joint Mortar Mi. Location : Thre	ss/Erod, Extent : Light,	LIFE Area Affe		5	\$1,700	
Stucco Cement	50% 0-2 Cracking/Crumb Location : Thr	oling, Extent : Moderate	2036 e, Area Af	* * fected : 20%	5	\$28,100	
Windows							
Aluminum	100% Nov Ctrwt/Balnc Not Location : Three	Funct, Extent : Light, 1	2047 Area Affec	* * cted : 10%	5	\$5,700	
Parapets Masonry: Brick	90% Nov Cracking/Crumb Location : Thre	oling, Extent : Moderate	LIFE e, Area Af	* * fected : 20%	5	\$6,700	
	Other Observati Location : Eas	on, Extent : Light, Area t Side, Interior Face Stucco On Brick	Affected	: 50%			
Metal Panel	10%	Succo On Brick	2051	* *	5	\$2,900	
Roof	1070		2001		5	\$2,700	
Modified Bitumen Skylight, Metal/Glass	95% 5%		2036 2051	* *	10 10	\$14,400 \$2,500	
Soffits							
Stucco Cement	100%		2036	* *	5	\$100	
terior							
Floors Cast in Place Concrete	10%		LIFE	* *	5	\$18,100	
Cast in Place Concrete Ceramic Tile	10% No	w \$8,600	2034	* *	5	\$18,100	
		oling, Extent : Light, Ar		ed : 10%			
Mosaic Tile	5% Nov Cracking/Crumb Location : Thr	oling, Extent : Moderate	2036 e, Area Af	* * fected : 5%	5	\$2,600	
Marble Panels	10% Nov Cracking/Crumb Location : Stai	oling, Extent : Severe, A	LIFE rea Affect	* * ted : 20%	5	\$3,100	
Vinyl Tile	65% Nov Cracking/Crumb Location : Three	oling, Extent : Moderate	2036 e, Area Af	* * fected : 40%	3	\$10,100	

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

#### Asset # : 1972

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls				• • • • •		_	<b>†•</b> • • • •	
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%		\$16,100	LIFE	* *			
			Extent : Light, Area	Affected	: 15%			
		0	out Basement					
		tion : Open						
Marble Panels		Now	\$3,800	LIFE	* *			
	-	-	Extent : Light, Are	ea Affecte	ed : 10%			
		: Through						
			od, Extent : Light,	Area Aff	ected : 10%			
	Location	: Through	out					
Plaster	13%			LIFE	* *	5-10	\$5,000	
Ceilings								
Gypsum Board	80%	Now	\$35,700	LIFE	* *	5	\$41,300	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Plaster	20%	Now	\$11,600	LIFE	* *	5	\$5,200	
			Extent : Light, Are		ed : 10%		4-)	
		: Through						
te Enclosure		-						
Fence/Gates								
Chain Link	100%			2041	* *			
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$300	2051	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Through	out					
te Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2036	* *			
lectrical		Current	Popair	Enter	o Poplacoment	NA	aintenance	
		Current I	-		e Replacement			
vstem Component	% of		<b>Estimated Cost</b>		Estimated Cost	•	<b>Estimated</b> Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
nder 600 Volts								
Service Equipment								
	100%			2041	* *	5	\$100	
Fused Disc Sw		ervation F	Extent : Light, Area		: 100%	5	ψ100	
Fused Disc Sw	Other Ohs			55	· · ·			
Fused Disc Sw		: Electrica	-					
Fused Disc Sw	Location	: Electrica	al Room	Disconne	ct Switch			
Fused Disc Sw	Location	: Electrica	-	Disconne	ct 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.

Asset # : 1972

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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	
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Throughout The Building					
	Emplana	tion · CCTV Sumpaillance Sugt	0.000				

Explanation : CCTV Surveillance System

lechanical	Current Repa	air Futur	e Replacement	Μ	aintenance	
/stem Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Fuel Oil No 2	100%	2041	* *	5	\$8,900	
	Other Observation, Extern	t : Light, Area Affected	: 100%			
	Location : Basement					
	Explanation : One 3,50	0 Gallon Oil Tank				
Conversion Equipment						
Steam Boiler	100%	2051	* *	1	\$28,400	
	Other Observation, Exter	t : Light, Area Affected	: 100%			
	Location : Basement					
	Explanation : One Steam	m Boiler				
Distribution						
Central Plant Steam	100%	2041	* *	4	\$1,400	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	100% Now	\$7,700 2036	* *	1	\$8,300	
	Broken, Extent : Moderat	e, Area Affected : 10%				
	Location : Various Loco	tions Throughout				

#### 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.

Asset # : 1972

Mechanical	Current Rep	air Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated 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%					
/entilation						
Exhaust Fans						
Roof	100%	2031	\$47,600	2	\$900	
Plumbing H/C Water Piping						
Brass/Copper	10%	2041	* *	1		
Galvanized Steel	90%	2041	* *	1		
Galvanized Steel	Booster Pump w/Tank, E		stad · 100%	1		
	Location : Basement	<i>xiem : Ligni, 11 eu 11jee</i>	<i>ieu</i> . 10070			
HW Heat Exchanger						
Steam Fired	100%	2057	* *	4	\$2,800	
Steam Thea	Other Observation, Exter		: 100%	•	\$2,000	
	Location : Boiler Room					
	Explanation : Coils Lo	cated In Boiler				
Sanitary Piping	1					
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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### **DEPT. OF HOMELESS SERVICES - FY 2021** Print Date : 08-Sep-2020

Asset Name	: E.119 STREET VETERANS RESIDENC	E							
Address	: 22 EAST 119TH STREET BTWN MADIS	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 I	Project Type : HOMELESS SERVICES							
Date of Survey	: 29-Jun-2017 I	Landmark Status : NONE							
Areas Surveyed	: Basement, Roof, Floors 1,2,5,6,PH								
Block	: 1745 Lot : 5 H	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.

#### Asset # : 2594

chitecture		Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	750/	4	¢ 47 200	LIPP	* *	F	¢72 200	
Masonry: Brick	75% Diagonal (	4+ Cracks Fr	\$47,200 tent : Moderate, Ai	LIFE		5	\$73,200	
		: Penthou		eu Ajjeci	eu . 270			
			: : Light, Area Affe	eted : 109	%			
		: Through						
	Joint Mort	ar Miss/Er	od, Extent : Moder	ate, Area	n Affected : 10%			
	Location	: Through	out					
Window Wall	25%			2048	* *	5	\$91,600	
	-		tent : Moderate, Ar	ea Affect	ted : 50%			
	Location	: Through	out					
Windows	050/	0.2	¢15 000	2044	* *	5	¢0 400	
Aluminum	95% Broken/Mi	0-2 ssing Flan	\$15,000 hents, Extent : Mod	2044 arata Ar		5	\$8,400	
		-	oor, Under Constru		ей Ајјестей . 270			
			tent : Moderate, Ar		ed : 25%			
	0	: Through		JJ				
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	
			<i>Extent : Moderate, 2</i>	00	cted : 15%			
			d Over Room 601 A				<b># 100</b>	
Metal Panel	5%	2-4	\$400	2038	* *	5	\$400	
	-	: Through	ed, Extent : Modera	ile, Area	Ajjecied : 5%			
Metal Rail	2%	. Iniougn	0111	2041	* *	5-10	\$1,600	
Roof	270			2041		5 10	\$1,000	
Modified Bitumen	100%	Now	\$12,700	2033	* *			
		Evident, Ex : Upper R	tent : Moderate, Ai oof	·ea Affec	ted : 2%			
	Vegetation		Extent : Moderate,	Area Affe	ected : 2%			
		etration, E : Lower R	xtent : Moderate, 2 oof	1rea Affe	cted : 2%			
	Bottmon		j					
Soffits	2000000	. 10//0/ 11						

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.

#### Asset # : 2594

Architecture	Curre	nt Repair	Futur	re Replacement	ent Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$21,700	
Sheet Vinyl/Rubber	1% Now	. ,	2038	* *	5	\$700	
		Extent : Severe, Area	Affectea	l : 50%			
	Location : Eleve			4-1.500/			
	Location : Eleva	ng, Extent : Severe, Ar	ea Affeci	tea : 50%			
		aors , Extent : Moderate, A	roa Affa	ated · 25%			
	Location : Eleve		reu Ajjet	steu . 2576			
<b>X</b> 7' <b>1</b> ( <b>T</b> '1)			2022	* *	2	\$22,100	
Vinyl Tile	89% 2-4	\$160,100 ing, Extent : Light, Ar	2033		3	\$33,100	
	-	ung, Extent . Light, Ar		eu . 1570			
		nt : Moderate, Area A		15%			
		ous Locations Through		1570			
Interior Walls							
Concrete Masonry Unit	15% Now	\$15,200	LIFE	* *	5	\$5,100	
5		ing, Extent : Moderate		ffected : 5%		<i>(</i> , <i>)</i> , <i>, , , , , , , , , </i>	
	Location : Base	ment Storage And Elec	trical Re	oom			
	Water Penetration	ı, Extent : Moderate, A	Area Affe	ected : 15%			
	Location : Base	ment Storage And Elec	ctric Roo	m			
Glass Block	3%		LIFE	* *			
Glass: Single Pane	12%		LIFE	* *	5	\$7,700	
Gypsum Board	70% Now	\$26,500	LIFE	* *	5	\$35,900	
	-	ing, Extent : Moderate	-				
		1 601 And 605, 1st Flo		-			
		n, Extent : Moderate, A			_		
	Location : Roon	n 601 And 605, 1st Flo	or Dinin	g Room, Laundry	Rooms		
Ceilings Exposed Concrete	65%		LIFE	* *	5	\$10,100	
Gypsum Board	03% 35% Now	\$7,500	LIFE	* *	5 5	\$10,100 \$43,400	
Gypsulli Board		ng, Extent : Moderate,			5	\$43,400	
	Location : 6th F		211 cu 21jj	<i>fected</i> . 570			
		1, Extent : Moderate, A	Area Affe	ected · 15%			
	Location : 6th F		ii cu iijje				
ite Enclosure							
Fence/Gates							
Chain Link	85%		2048	* *			
Iron Picket	15%		2048	* *			
	•	g, Extent : Light, Area	00	: 25%			
	Location : Rear	Parking Lot/ Activity	Yard				
Retaining Walls	1000						
Cast in Place Concrete	100%		2063	* *			
ite Pavements							

Site Pavements

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

#### Asset # : 2594

rehitecture									
Architecture		Current R	epair	Futur	re Replacemen	nt	Mair	ntenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost Cy (Yi		Estimated Cost	Priorit
te Pavements Public Sidewalk Cast in Place Concrete	100%	4+	\$2,000	2041	k	* *			
	Cracking/ Locatior		Extent : Light, Ar	ea Affect	ed : 5%				
On-Site Walkways Cast in Place Concrete	50%			2041	k	* *			
Pavers/Stone	50%			2041 2037	×	* *			
Parking/Driveway Asphalt	100%			2037	k	* *			
Activity Yard									
Cast in Place Concrete	Misaligne Locatior Sinking/St	: Rear Yard Ibsiding, Ex	tent : Moderate, A		fected : 10%	* *			
	Tripping I	: Rear Yar Hazard, Exte : Rear Yar	ent : Moderate, Ar	ea Affect	ted : 10%				
Pavers/Stone	25%			2037	ł	* *			
lectrical		Current R	epair	Futur	re Replacemen	nt	Mair	ntenance	
ystem Component Type	% of Total		Estimated Cost	-	Estimated Co			Estimated Cost	Priorit
nder 600 Volts									
Service Equipment									
Fused Disc Sw	75%			2048		** 5		\$200	
	Other Obs	ervation, E	tent : Light, Area			** 5		\$200	
	Other Obs Locatior	ervation, E: : Electrica	Room	Affected	l : 100%	** 5		\$200	
	Other Obs Locatior	ervation, E: : Electrica	-	Affected	l : 100%				
	Other Obs Location Explana 25%	ervation, E: 2 : Electrica tion : One 8	Room 00 Amperes Main	Affected Disconn 2048	l : 100% eect Switch	* * 5 * * 5		\$200	
Fused Disc Sw	Other Obs Location Explana 25% Other Obs	ervation, E: : Electrica tion : One 8 ervation, E:	Room 00 Amperes Main ctent : Light, Area	Affected Disconn 2048	l : 100% eect Switch				
Fused Disc Sw	Other Obs Location Explana 25% Other Obs Location	ervation, E: : Electrica tion : One 8 ervation, E: : Electrica	l Room 00 Amperes Main ctent : Light, Area l Room	Affected Disconn 2048 Affected	1 : 100% pect Switch 1 : 100%	** 5		\$100	
Fused Disc Sw Fused Disc Sw	Other Obs Location Explana 25% Other Obs Location	ervation, E: : Electrica tion : One 8 ervation, E: : Electrica	Room 00 Amperes Main ctent : Light, Area	Affected Disconn 2048 Affected	1 : 100% pect Switch 1 : 100%	** 5		\$100	
Fused Disc Sw Fused Disc Sw Switchgear / Switchboard	Other Obs Location Explana 25% Other Obs Location Explana	ervation, E: : Electrica tion : One 8 ervation, E: : Electrica	l Room 00 Amperes Main ctent : Light, Area l Room	Affectea Disconn 2048 Affectea ect Switc	l : 100% eect Switch l : 100% ches, 2- 400 Am	* * 5	connec	\$100 ct Switches	
Fused Disc Sw Fused Disc Sw	Other Obs Location Explana 25% Other Obs Location Explana 100%	ervation, E: : Electrica tion : One 8 rervation, E: : Electrica tion : 3- 800	Room 00 Amperes Main ctent : Light, Area Room Ampere Disconn	Affectea Disconn 2048 Affectea ect Switc 2048	l : 100% eect Switch l : 100% shes, 2- 400 Am	** 5	connec	\$100	
Fused Disc Sw Fused Disc Sw Switchgear / Switchboard	Other Obs Location Explana 25% Other Obs Location Explana 100% Other Obs	ervation, E: : Electrica tion : One 8 ervation, E: : Electrica tion : 3- 800 ervation, E:	Room 00 Amperes Main ctent : Light, Area Room Ampere Disconn ctent : Moderate, A	Affectea Disconn 2048 Affectea ect Switc 2048	l : 100% eect Switch l : 100% shes, 2- 400 Am	* * 5	connec	\$100 ct Switches	
Fused Disc Sw Fused Disc Sw Switchgear / Switchboard	Other Obs Location Explana 25% Other Obs Location Explana 100% Other Obs Location	ervation, E: : Electrica tion : One 8 ervation, E: : Electrica tion : 3- 800 ervation, E: : Electrica	Room 00 Amperes Main ctent : Light, Area Room Ampere Disconn ctent : Moderate, A	Affectea Disconn 2048 Affectea ect Switc 2048 Area Affe	l : 100% eect Switch l : 100% ches, 2- 400 Am ected : 10%	* * 5 ppere Dis * * 5	connec	\$100 <i>ct Switches</i> \$300	
Fused Disc Sw Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	Other Obs Location Explana 25% Other Obs Location Explana 100% Other Obs Location	ervation, E: : Electrica tion : One 8 ervation, E: : Electrica tion : 3- 800 ervation, E: : Electrica	Room 00 Amperes Main ctent : Light, Area Room Ampere Disconn ctent : Moderate, A	Affectea Disconn 2048 Affectea ect Switc 2048 Area Affe	l : 100% eect Switch l : 100% ches, 2- 400 Am ected : 10%	* * 5 ppere Dis * * 5	connec	\$100 <i>ct Switches</i> \$300	
Fused Disc Sw Fused Disc Sw Switchgear / Switchboard	Other Obs Location Explana 25% Other Obs Location Explana 100% Other Obs Location	ervation, E: : Electrica tion : One 8 ervation, E: : Electrica tion : 3- 800 ervation, E: : Electrica	Room 00 Amperes Main ctent : Light, Area Room Ampere Disconn ctent : Moderate, A	Affectea Disconn 2048 Affectea ect Switc 2048 Area Affe	l : 100% eect Switch 1 : 100% thes, 2- 400 Am ected : 10% Drains Water C	* * 5 ppere Dis * * 5	connec or Of E	\$100 <i>ct Switches</i> \$300	
Fused Disc Sw Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	Other Obs Location Explana 25% Other Obs Location Explana 100% Other Obs Location Explana	ervation, E: : Electrica tion : One 8 ervation, E: : Electrica tion : 3- 800 ervation, E: : Electrica	Room 00 Amperes Main ctent : Light, Area Room Ampere Disconn ctent : Moderate, A	Affectea Disconn 2048 Affectea ect Switc 2048 Area Affe chboard 2	l : 100% eect Switch 1 : 100% thes, 2- 400 Am ected : 10% Drains Water C	* * 5 pere Dis * * 5 Onto Floo	connec or Of E	\$100 <i>ct Switches</i> \$300	
Fused Disc Sw Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit	Other Obs Location Explana 25% Other Obs Location Explana 100% Other Obs Location Explana	ervation, E: : Electrica tion : One 8 ervation, E: : Electrica tion : 3- 800 ervation, E: : Electrica	Room 00 Amperes Main ctent : Light, Area Room Ampere Disconn ctent : Moderate, A	Affectea Disconn 2048 Affectea ect Switc 2048 Area Affe chboard 2	l : 100% eect Switch l : 100% hes, 2- 400 Am ected : 10% Drains Water C	* * 5 pere Dis * * 5 Onto Floo	or Of E	\$100 <i>ct Switches</i> \$300	
Fused Disc Sw Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards	Other Obs Location Explana 25% Other Obs Location Explana 100% Other Obs Location Explana	ervation, E: : Electrica tion : One 8 ervation, E: : Electrica tion : 3- 800 ervation, E: : Electrica	Room 00 Amperes Main ctent : Light, Area Room Ampere Disconn ctent : Moderate, A	Affectea Disconn 2048 Affectea ect Switc 2048 Area Affe thooard 2 2048	l : 100% eect Switch l : 100% ches, 2- 400 Am ected : 10% Drains Water C	* * 5 <i>pere Dis</i> * * 5 <i>Onto Floo</i> * * 1	or Of E	\$100 <u>ct Switches</u> \$300 Electrical Room	
Fused Disc Sw Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw	Other Obs Location Explana 25% Other Obs Location Explana 100% Cher Obs Location Explana 100%	ervation, E: : Electrica tion : One 8 ervation, E: : Electrica tion : 3- 800 ervation, E: : Electrica	Room 00 Amperes Main ctent : Light, Area Room Ampere Disconn ctent : Moderate, A	Affectea Disconn 2048 Affectea ect Switc 2048 Area Affe chboard 2 2048 2044	l : 100% eect Switch l : 100% ehes, 2- 400 Am ected : 10% Drains Water C	* * 5 <u>pere Dis</u> * * 5 <u>Onto Floc</u> * * 1 * * 5	or Of E	\$100 <u>ct Switches</u> \$300 <u>Electrical Room</u> \$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.

Asset # : 2594

Electrical	Current Repair	Future	Replacement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year H FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	
tand-by Power	10070	LILL		5	\$1,000	
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	
ighting						
Interior Lighting	400/	0000	ala se	10	<b>**</b> • • • • • •	
Fluorescent	40%	2033	* *	10	\$24,400	
	T-8 Lamps And Fixtures, Extent : Ligi	ht, Area Affec	cted : 100%			
	Location : Hallways					
Fluorescent	20%	2033	* *	10	\$12,200	
	T-12 Lamps And Fixtures, Extent : Lig Location : Throughout The Building		ected : 100%			
LED	40%	2036	* *			
	Recent Installation, Extent : Light, Ar	ea 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%					
ightning Protection						
Arresters/Cabling		20(0	* *	5	¢000	
Generic	90% 4+ \$6,800 Other Observation, Extent : Moderate		* *	5	\$900	
	Location : Roof Perimeter	e, Area Affeci	eu . 9070			
	Explanation : Air-terminations Miss	ina				
Comonia	-		* *	5	\$200	
Generic	10%	2056	• •	5	\$200	
Alarm Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$7,500	
Generie	Other Observation, Extent : Light, Art		100%	1	$\phi$ ,500	
	Location : Outside					
	Explanation : CCTV Surveillance C	amera Svsten	n			
Fire/Smoke Detection	£					
	60%					
No Component	00%0					

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

Asset # : 2594

Mechanical		Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
<b>Conversion Equipment</b>							
Furnace	20%		2028	\$31,300	1	\$6,600	
Hot Water Boiler	80%		2045	* *	1	\$26,300	
	-	place Evident, Extent : Light, : Boiler Room	Area Aff	fected : 40%			
Distribution							
Hot Wtr Piping/Pump	100%		2036	* *	4	\$3,300	
Terminal Devices							
Convector/Radiator	100%		2033	* *	1	\$21,500	
Air Conditioning							
Energy Source	1000/		2011	ata ata			
Electricity	100%		2044	* *	1		
Conversion Equipment	200/		2020	¢107 700	•	<b>\$000</b>	
Exterior Pkg Unit -	20%		2028	\$107,700	2	\$800	
Cooling Window/Wall Unit	60%		2022	¢02 100	1		
No Component	20%		2023	\$83,100	1		
Ventilation	2070						
Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$37,100	
Exhaust Fans	10070		LII L		23	\$57,100	
Interior	10%		2028	\$23,700	2	\$200	
Roof	90%		2028	\$99,300	2	\$1,800	
Plumbing				<i></i>		+-,	
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		
HW Heat Exchanger							
HTHW/HW	50%		2054	* *			
HTHW/HW	50%	Now \$58,000	2058	* *			
	Other Obs	ervation, Extent : Severe, Are	ea Affecte	ed : 50%			
		: Boiler Room					
	Explanat	tion : Coils In Broken Boiler	Not Work	king			
Sanitary Piping							
Under Construction	100%						
		ervation, Extent : Light, Area	Affectea	l : 0%			
	Location						
	Explanat	ion : Entire Facility Undergo	oing A Se	wer System Replac	ement		
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	
				-		-	

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

Asset # : 2594

Mechanical	Current Repair	Future Re	placement	М		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
No Component	50%					
Generic	50%	2033	* *	1	\$2,000	
	Other Observation, Extent : Location : Basement	Light, Area Affected : 100	0%			
		· 11 / 19/ 1 · 9				
	Explanation : Only On Sp	rinkier Ana Stanapipe Ser	vice			
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent :	Light, Area Affected : 100	0%			
	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	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

\$2,105,400

#### **DEPT. OF HOMELESS SERVICES - FY 2021** Print Date : 08-Sep-2020

Total

Asset Name Address			SHELTER EET @AVEN	UE C	
Borough	: MANHA			Agency's Number	: SM03
Program / Asset #	: DHS0069	0.000 / 4441		Yr Built/Renovated	: 1937 / 2006
Area Sq Ft	: 28,867			<b>Project Type</b>	: HOMELESS SERVICES
Date of Survey	: 02-Apr-2	018		Landmark Status	: NONE
Areas Surveyed	: Basemen	t, Roof, Floo	ors 1,2,6		
Block	: 372	Lot	: 14	BIN	: 1004357
CAPITAL				FY 2022 - 2025	FY 2026 - 2031
Exterior Architec	ture			\$125,800	\$44,200
Interior Architect	ure			\$151,900	\$328,600
Electrical					\$885,700
Mechanical				\$87,600	\$846,900
Total				\$365,300	\$2,105,400
Importance Code	А			\$125,800	\$44,200
Importance Code	В			\$239,500	\$2,061,200

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

\$365,300



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.

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

#### Asset # : 4441

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	070/			LIPP	* *	-	¢ 4 4 <b>2</b> 00	
Masonry: Brick	97% Other Ob	amation 1	Extent : Moderate,	LIFE		5	\$44,200	
		ervation, 1 : East Fac		Areu Ajje	cieu . 100%			
			co On Brick					
Pre-Cast Concrete	3%			LIFE	* *	5	\$4,400	
Windows	570			LII L		5	\$ 1,100	
Aluminum	100%	4+	\$125,800	2045	* *	5	\$7,000	
	Air Infiltr	ation, Exte	nt : Moderate, Area	a Affected	d : 30%			
		: Through						
			ct, Extent : Moder	ate, Area	Affected : 30%			
<b>D</b>	Location	: Through	out					
Parapets Masonry: Brick	90%	4+	\$13,700	LIFE	* *	5	\$4,400	
Masoni y. Brick			od, Extent : Mode		a Affected · 10%	5	\$4,400	
		: All Roof			<i>"</i> 19 <i>9</i> <b>e</b> e e e e e e e e e e e e e e e e e e			
Pre-Cast Concrete	10%	-	\$3,800	LIFE	* *	5	\$3,100	
	Joint Mor	tar Miss/Ei	od, Extent : Mode		a Affected : 20%		<i>v</i> - <i>y</i>	
	Location	: Coping						
	-		Moderate, Area A	ffected :	25%			
		: Coping			2.50 /			
			t : Moderate, Area	Affected	: 25%			
Roof	Localloi	: Coping						
Modified Bitumen	80%	4+	\$15,000	2034	* *			
Woulled Ditulien		-	Extent : Moderate, 1		cted : 10%			
		: High Ro		55				
Panel/Paver: Cer/Brk	20%	4+	\$1,600	2039	* *			
	Vegetation	n Growth, I	Extent : Moderate,	Area Affe	ected : 40%			
	Location	: Lower R	oof					
terior								
Floors	<b>5</b> 0 (			LIPP	ىك باب	_	<b>#4 700</b>	
Cast in Place Concrete	5% 5%		¢4 400	LIFE 2038	* *	5	\$4,700 \$1,100	
Ceramic Tile			\$4,400 nents, Extent : Moa			5	\$1,100	
		: Toilet R		e. a.e, 11	cu 11,100,000 . 570			
Quarry Tile	5%			2042	* *	5	\$3,200	
Vinyl Tile	85%		\$65,700	2042	\$328,600	3	\$13,600	
,			: Moderate, Area			-	, •	
	Location	: Corrido	rs And Some Office	s				

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

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

rchitocture		Current	Popoir	Ender	o Bonlessment		aintanenee	
rchitecture		Current			e Replacement		aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Interior Walls	/					_	<b>†2 1</b> 00	
Ceramic Tile	5%			2038	* *	5	\$3,400	
Concrete Masonry Unit		4.	<b>\$0.000</b>	LIFE	* *	5	\$2,800	
Gypsum Board	65%	4+	\$9,900	LIFE	**	5	\$26,900	
		r/Impact D : Corridor	-	oderate,	Area Affected : 5%			
Plaster	20%		\$11,800	LIFE	* *	5	\$4,100	
		r/Impact D : Corridor	-	oderate,	Area Affected : 5%			
Ceilings								
AcousTileSusp.Lay-In	90%			2042	* *	5	\$38,300	
Exposed Concrete	7%			LIFE	* *	5	\$500	
Exposed Struc: Steel	3%		\$86,200	LIFE	* *			
	Location	: Electrica	Extent : Moderate, . Il Room Basement					
Devements	Explana	tion : Corre	oded Corrugated N	ietal Und	aerside Of Slab			
e Pavements Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
On-Site Walkways Cast in Place Concrete	100%			2034	* *			
	Other Obs		xtent : Light, Area					
	Other Obs Location	: Rear Of	Building	Affected	': 100%			
	Other Obs Location	: Rear Of	Building	Affected		ghboring	Property	
	Other Obs Location	: Rear Of	Building Is A Sidewalk In Tl	Affected he Rear Y	': 100%		Property aintenance	
Cast in Place Concrete	Other Obs Location Explana % of	: Rear Of tion : This : Current F Fail Date	Building Is A Sidewalk In Tl	Affected he Rear Y Futur Year	' : 100% Yard Adjoining Neiş	M Cycle		Priorit
Cast in Place Concrete	Other Obs Location Explana	: Rear Of tion : This I Current P	Building Is A Sidewalk In Tl Repair	Affected he Rear Y Futur	: 100% <i>(ard Adjoining Neis</i> e Replacement	Μ	aintenance	Priorit
Cast in Place Concrete ectrical stem Component Type der 600 Volts	Other Obs Location Explana % of	: Rear Of tion : This : Current F Fail Date	Building Is A Sidewalk In Tl Repair	Affected he Rear Y Futur Year	: 100% <i>(ard Adjoining Neis</i> e Replacement	M Cycle	aintenance	Priorit
Cast in Place Concrete ectrical stem Component Type der 600 Volts Service Equipment	Other Obs Location Explanat	: Rear Of tion : This : Current F Fail Date (Years)	Building Is A Sidewalk In Tl Repair	Affected he Rear Y Futur Year FY	2 : 100% Yard Adjoining Neig Re Replacement Estimated Cost	M Cycle	aintenance Estimated Cost	Priorit
Cast in Place Concrete ectrical stem Component Type der 600 Volts	Other Obs Location Explanat % of Total 100%	: : Rear Of tion : This : Current I Fail Date (Years)	Building Is A Sidewalk In Th Repair Estimated Cost	Affected he Rear Y Futur Year FY 2039	2 : 100% Vard Adjoining Neis Re Replacement Estimated Cost * *	M Cycle	aintenance	Priorit
Cast in Place Concrete ectrical stem Component Type der 600 Volts Service Equipment	Other Obs Location Explanat % of Total 100% Other Obs	: : Rear Of tion : This : Current I Fail Date (Years)	Building Is A Sidewalk In Th Repair Estimated Cost	Affected he Rear Y Futur Year FY 2039	2 : 100% Vard Adjoining Neis Re Replacement Estimated Cost * *	M Cycle	aintenance Estimated Cost	Priorit
Cast in Place Concrete ectrical stem Component Type der 600 Volts Service Equipment	Other Obs Location Explana % of Total 100% Other Obs Location	: : Rear Of tion : This : Current f Fail Date (Years) ervation, E	Building Is A Sidewalk In Th Repair Estimated Cost Extent : Light, Area Il Room	Affected he Rear Y Futur Year FY 2039 Affected	2 : 100% Vard Adjoining Neis re Replacement Estimated Cost Estimated Cost * *	M Cycle	aintenance Estimated Cost	Priorit
Cast in Place Concrete ectrical stem Component Type der 600 Volts Service Equipment Fused Disc Sw	Other Obs Location Explana % of Total 100% Other Obs Location	: : Rear Of tion : This : Current f Fail Date (Years) ervation, E	Building Is A Sidewalk In Th Repair Estimated Cost	Affected he Rear Y Futur Year FY 2039 Affected	2 : 100% Vard Adjoining Neis re Replacement Estimated Cost Estimated Cost * *	M Cycle	aintenance Estimated Cost	Priori
Cast in Place Concrete ectrical stem Component Type der 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	Other Obs Location Explanat % of Total 100% Other Obs Location Explanat	: : Rear Of tion : This : Current f Fail Date (Years) ervation, E	Building Is A Sidewalk In Th Repair Estimated Cost Extent : Light, Area Il Room	Affected he Rear Y Futur Year FY 2039 Affected ted At 80	2 : 100% Yard Adjoining Neig Replacement Estimated Cost * * 2 : 100% 20 Amperes	M Cycle (Yrs) 5	aintenance Estimated Cost	Priori
Cast in Place Concrete ectrical stem Component Type der 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	Other Obs Location Explanat % of Total 100% Other Obs Location Explanat 25%	: : Rear Of tion : This : Current f Fail Date (Years) ervation, E	Building Is A Sidewalk In Th Repair Estimated Cost Extent : Light, Area Il Room	Affected he Rear Y Futur Year FY 2039 Affected ted At 80 2039	2 : 100% Vard Adjoining Neis e Replacement Estimated Cost * * 2 : 100% 00 Amperes * *	M Cycle (Yrs) 5	aintenance Estimated Cost \$100	Priori
Cast in Place Concrete ectrical stem Component Type der 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs	Other Obs Location Explanat % of Total 100% Other Obs Location Explanat	: : Rear Of tion : This : Current f Fail Date (Years) ervation, E	Building Is A Sidewalk In Th Repair Estimated Cost Extent : Light, Area Il Room	Affected he Rear Y Futur Year FY 2039 Affected ted At 80	2 : 100% Yard Adjoining Neig Replacement Estimated Cost * * 2 : 100% 20 Amperes	M Cycle (Yrs) 5	aintenance Estimated Cost	Priori
Cast in Place Concrete ectrical stem Component Type der 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway	Other Obs Location Explanat % of Total 100% Other Obs Location Explanat 25% 75%	: : Rear Of tion : This : Current f Fail Date (Years) ervation, E	Building Is A Sidewalk In Th Repair Estimated Cost Extent : Light, Area Il Room	Affected he Rear Y Futur Year FY 2039 Affected ted At 80 2039 2039	2 : 100% Vard Adjoining Neis e Replacement Estimated Cost * * 2 : 100% 00 Amperes * *	M Cycle (Yrs) 5 5 5	aintenance Estimated Cost \$100	Priorit
Cast in Place Concrete ectrical stem Component Type der 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit	Other Obs Location Explanat % of Total 100% Other Obs Location Explanat 25%	: : Rear Of tion : This : Current f Fail Date (Years) ervation, E	Building Is A Sidewalk In Th Repair Estimated Cost Extent : Light, Area Il Room	Affected he Rear Y Futur Year FY 2039 Affected ted At 80 2039	2 : 100% Vard Adjoining Neis Re Replacement Estimated Cost * * 2 : 100% 20 Amperes * * * *	M Cycle (Yrs) 5	aintenance Estimated Cost \$100	Priori
Cast in Place Concrete ectrical stem Component Type der 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards	Other Obs Location Explana % of Total 100% Other Obs Location Explana 25% 75%	: : Rear Of tion : This : Current f Fail Date (Years) ervation, E	Building Is A Sidewalk In Th Repair Estimated Cost Extent : Light, Area Il Room	Affected ne Rear Y Futur Year FY 2039 Affected ted At 80 2039 2039 2039	2 : 100% Vard Adjoining Neis Re Replacement Estimated Cost * * 2 : 100% 20 Amperes * * * *	M Cycle (Yrs) 5 5 5 1	aintenance Estimated Cost \$100 \$600	Priori
Cast in Place Concrete	Other Obs Location Explanat % of Total 100% Other Obs Location Explanat 25% 75% 100%	: : Rear Of tion : This : Current f Fail Date (Years) ervation, E	Building Is A Sidewalk In Th Repair Estimated Cost Extent : Light, Area Il Room	Affected he Rear Y Futur Year FY 2039 Affected ted At 80 2039 2039 2039 2039	2 : 100% Card Adjoining Neis e Replacement Estimated Cost * * 2 : 100% 00 Amperes * * * * * *	M Cycle (Yrs) 5 5 5 1 5 5	aintenance Estimated Cost \$100 \$600 \$100	Priori
Cast in Place Concrete	Other Obs Location Explana % of Total 100% Other Obs Location Explana 25% 75%	: : Rear Of tion : This : Current f Fail Date (Years) ervation, E	Building Is A Sidewalk In Th Repair Estimated Cost Extent : Light, Area Il Room	Affected ne Rear Y Futur Year FY 2039 Affected ted At 80 2039 2039 2039	2 : 100% Xard Adjoining Neis e Replacement Estimated Cost * * 2 : 100% 00 Amperes * * * * * * * * * *	M Cycle (Yrs) 5 5 5 1	aintenance Estimated Cost \$100 \$600	Priori
Cast in Place Concrete   ectrical  stem Component Type  der 600 Volts Service Equipment Fused Disc Sw  Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Varing	Other Obs Location Explanat % of Total 100% Other Obs Location Explanat 25% 75% 100%	: : Rear Of tion : This : Current f Fail Date (Years) ervation, E	Building Is A Sidewalk In Th Repair Estimated Cost Extent : Light, Area Il Room	Affected he Rear Y Futur Year FY 2039 Affected ted At 80 2039 2039 2039 2037 2037	2 : 100% Xard Adjoining Neis e Replacement Estimated Cost * * 2 : 100% 00 Amperes * * * * * * * * * *	M Cycle (Yrs) 5 5 5 1 5 5	aintenance Estimated Cost \$100 \$600 \$100	Priorit
Cast in Place Concrete	Other Obs Location Explanat % of Total 100% Other Obs Location Explanat 25% 75% 100%	: : Rear Of tion : This : Current f Fail Date (Years) ervation, E	Building Is A Sidewalk In Th Repair Estimated Cost Extent : Light, Area Il Room	Affected he Rear Y Futur Year FY 2039 Affected ted At 80 2039 2039 2039 2039	2 : 100% Vard Adjoining Neis e Replacement Estimated Cost * * 2 : 100% 20 Amperes * * * * * * * *	M Cycle (Yrs) 5 5 5 1 5 5	aintenance Estimated Cost \$100 \$600 \$100	Priorit

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

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

Asset # : 4441

Electrical	Current Repair Future Replacement Maintenance									
System Component Type	% of Fail Date Estimated Cost Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit				
round										
Grounding Devices										
Generic	100%	LIFE	* *	5	\$400					
tand-by Power										
Transfer Switches	1000/	0004	* *		<b>#</b> 0.000					
Automatic	100%	2034	* *	1	\$8,900					
Generators	1000/	2022	* *	1	¢11 200					
Diesel	100% Other Observation, Extent : Light, Area			1	\$11,200					
		Location : Basement / Generator Room								
Detteries	Explanation : Emergency Generator I	Rated At .	125 Kilowatts							
Batteries Lead/Acid	100%	2022	\$1,600	5	\$1,100					
Fuel Storage	10070	2022	\$1,000	5	\$1,100					
Main Tank	100%	2044	* *	5	\$800					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : Basement									
	Explanation : 275 Gallons Rated Capacity									
ighting										
Interior Lighting										
Fluorescent	98%	2029	\$496,500	10	\$25,900					
	T-8 Lamps And Fixtures, Extent : Light Location : Throughout The Building	Area Afj	lected : 100%							
Fluorescent	2%	2029	\$10,100	10	\$500					
	Compact Fluorescent Light, Extent : Li Location : Storage Room	ght, Area	Affected : 100%							
Egress Lighting										
Emergency, Service	50%	2029	\$7,600	1						
Exit, Service	50%	2029	\$5,100	1						
Exterior Lighting			A		± = 4 -					
Fluorescent	20% 2029 \$19,800 10 \$500									
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Front Of The Building									
No Component	80%									
larm										
Security System No Component	70%									
Generic	30%	2029	\$28,000	1	\$3,200					
Generie	Other Observation, Extent : Light, Area			1	ψ5,200					
	Location : Hallways, Roof And Front Of The Building									
	Explanation : CCTV Surveillance Car		0							
Fire/Smoke Detection	<u>^</u>									
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, St	robe Ligl	nts And Smoke Dete	ectors						

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

# **DEPT. OF HOMELESS SERVICES - 071**

EAST 3RD STREET SHELTER

Asset # : 4441

Mechanical	Current Repair Future Replacement Maintenance					laintenance			
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	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	100%		2020	\$45,000	4	\$1.400			
Hot Wtr Piping/Pump Terminal Devices	10070		2028	\$45,000	4	\$1,400			
Air Handler	40%		2029	\$162,400	1	\$7,100			
Convector/Radiator	40% 50%		2029	\$102,400	1	\$4,700			
Fan Coil Unit/Heat	10%		2027	\$43,200	1	\$900			
Air Conditioning	10/0		2029	ψτ3,200	1	\$200			
Energy Source									
Electricity	100%		2037	* *	1				
Conversion Equipment									
Int Pkg Unit -	70%		2027	\$429,700	2	\$1,200			
Heating/Cooling									
	R-22 Refrigeran	t, Extent : Light, Area A	ffected :	100%					
	Location : 7 U	nits, Each Floor Has Se	eparate P	ackage Unit					
Window/Wall Unit	10%		2024	\$6,000	1				
No Component	20%								
Heat Rejection									
Water Cooling Tower	100% 0-2	. ,	2023	\$87,600	2	\$23,200			
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Roof								
	Damaged, Extent : Moderate, Area Affected : 10%								
	Location : Roo								
		xtent : Moderate, Area	Affected :	25%					
	Location : Roo	)f							
Ventilation									
Distribution	1000/			* *	2.5	¢17,100			
Ductwork/Diffusers	100%		LIFE	<u> </u>	2-5	\$16,100			
Exhaust Fans	500/		2020	Ø51 200	2	¢ 400			
Interior	50%		2029	\$51,300	2	\$400			
No Component	50%								
Plumbing									
H/C Water Piping Brass/Copper	70%		2039	* *	1				
Galvanized Steel	30%		2039	\$38,000	1				
	5070		2021	\$50,000	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.

# DEPT. OF HOMELESS SERVICES - 071

# EAST 3RD STREET SHELTER

#### Asset # : 4441

Mechanical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
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 : Basemen	t To 6th Floor							
	Explanation : 1 Uni	t							
Fire Suppression									
Sprinkler									
Generic	100%		2039	* *	1-2	\$8,100			
Fire Pump									
Generic	100%		2032	* *	1	\$5,400			

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<sup>\*\*</sup> 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 NEW YORK AVENUE SRO								
Address	: 1381 EAST NEW YORK AVE. @ SA	1 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	<b>Project Type</b>	: 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

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



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

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

### EAST NEW YORK AVENUE SRO

### Asset # : 51

Architecture	Current Repair Future Replacement						Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior									
Exterior Walls									
Masonry: Brick	75%			LIFE	* *	5	\$66,600		
Metal Panel	5%			2048	* *	5-10	\$30,500		
	Location Explanat		xtent : Light, Area Vindow Atrium Bı Cladding		! : 100%				
Weathering Steel	5%			LIFE	* *	1			
	Location	: At All Wi	xtent : Light, Area ndows And Windo	w Walls					
	Explanat	ion : Expos	ed Steel Window	Lintels A					
Window Wall	15%			2048	* *	5	\$50,000		
Windows									
Aluminum	Air Infiltra Location	: Throughd				5	\$9,600		
	Location	: Througho	xtent : Moderate, . out xtent : Moderate, .						
	Location	: Througho							
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				
		Growth, E. : 4th Floor	xtent : Light, Arec Balcony	Affected	l : 5%				
Modified Bitumen	85%	4+	\$79,000	2028	\$790,400				
	Location	: Througho		-					
	Location	: Throghou							
	0	Extent : Moo : Throughc	derate, Area Affec out	ted : 20%	6				
terior 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	Broken/Mi	Now ssing Elema : Througha	\$14,100 ents, Extent : Ligh	2033 t, Area A	* * ffected : 10%	3	\$29,100		

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 EAST NEW YORK AVENUE SRO

#### Asset # : 51

			Asset # : :	51				
Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
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	
te Enclosure								
Fence/Gates	1000/			2040	* *			
Chain Link	100%			2048	* *			
Retaining Walls Cast in Place Concrete	100%			2063	* *			
te Pavements	100%			2005				
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,500	2033	* *			
			Extent : Light, Are		ed : 2%			
			k By Driveway Entr					
			tent : Light, Area A		5%			
			ations At Front Of	-				
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,400	2033	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 10%			
			At Rear Of Building	-				
	-	-	xtent : Light, Area . At Rear Of Building		: 10%			
Parking/Driveway								
Asphalt	100%	Now	\$7,900	2031	\$39,600			
-		Crumbling, 1 : Through	Extent : Light, Are out	ea Affect	ed : 5%			
	Ponding,	Extent : Mo	oderate, Area Affec	ted : 15%	6			
	Location	n : Bottom (	Of Driveway					
	0	0	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	n : Bottom (	Of Driveway					
lectrical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts				•		-		•
Service Equipment								
Fused Disc Sw	100%			2038	* *	5	\$300	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Electrica	al Room					
	Explana	tion : Two	Main Service Switc	hes Rate	d At 800 Amperes	Each		
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	* *	5	\$300	

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

### EAST NEW YORK AVENUE SRO

Asset # : 51

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Raceway								
Conduit	100%			2038	* *	1		
Panelboards				0000	* *	-	¢1.000	
Molded Case Bkrs	75%	N	¢10.000	2036	* *	5	\$1,200	
Molded Case Bkrs			\$18,000 Extent : Severe, A	2053 rea Affec		5	\$200	
Wiring								
Thermoplastic	100%			2038	* *	1		
Motor Controllers						_	<b>.</b>	
Locally Mounted	100%			2033	* *	5	\$400	
Ground								
Grounding Devices Generic	100%			LIFE	* *	5	\$900	
tand-by Power								
Transfer Switches Automatic	100%			2033	* *	1	\$18,800	
Generators	10070			2033		1	\$10,000	
Not Accessible	100%							
Batteries Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
lighting								
Interior Lighting	(00/			2022	* *	10	<b>\$22</b> (00)	
Fluorescent	60%	amation L	Extent : Light, Area	2033		10	\$33,600	
	Location		out The Building	Ајјестей	. 10070			
Fluorescent	40%		Lumps	2033	* *	10	\$22,400	
Thorescent	Other Obs Location	ervation, E	Extent : Light, Area out The Building amps	Affected		10	\$22,400	
Egress Lighting	-							
Emergency, Service	50%			2028	\$16,000	1		
Exit, Service	50%			2028	\$10,900	1		
Exterior Lighting					<b>.</b>		•	
HID	100%			2023	\$245,900	10	\$200	
Alarm								
Security System	700/							
No Component	70%			2029	¢50 100	1	¢7 000	
Generic			Extent : Light, Area	2028 Affected	\$59,100 ! : 100%	1	\$6,800	
			s V Surveillance Car	nora Sur	am			

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

#### EAST NEW YORK AVENUE SRO

#### Asset # : 51

lectrical	Current Repair	Future Replacement	Maintenance	
vstem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priorit
arm Fire/Smoke Detection Generic, Analog	100%	2028 \$674,500	1-3 \$38,700	
Generic, Analog	Other Observation, Extent : Light, A Location : Throughout The Buildin Explanation : Manual Pull Station	rea Affected : 100%		
lechanical	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priorit
eating				
Energy Source		00 2028 **	1	
Natural Gas	90% 4+ \$2,60 Corroded, Extent : Moderate, Area Location : Roof	2038	1	
Natural Gas	10%	2048 **	1	
Conversion Equipment				
Furnace	10% Now \$14,40 Broken, Extent : Moderate, Area Afj Location : 3 Units On The Roof No	fected : 75%	1 \$2,700	
	Damaged, Extent : Moderate, Area . Location : Roof			
	Other Observation, Extent : Light, A Location : Roof Explanation : 4 Units	rea Affected : 100%		
Hot Water Boiler	90% 0-2 \$8,50   Corroded, Extent : Moderate, Area : Location : Both Boilers		1 \$24,400	
	Other Observation, Extent : Light, A Location : Basement Boiler Room Explanation : 2 Units	rea Affected : 100%		
Distribution Hot Wtr Piping/Pump	100%	2036 **	4 \$3,000	
Terminal Devices Convector/Radiator	100%	2033 **	1 \$19,700	
ir Conditioning Energy Source			· · · · ·	

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

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

### EAST NEW YORK AVENUE SRO

### Asset # : 51

Mechanical		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning				•				
Conversion Equipment Exterior Pkg Unit - Cooling	2%			2033	* *	2	\$100	
Split Unit	Location Explana 3% Other Obs	n : 1st Floor tion : For Ele servation, Exte	ent : Light, Area vator Machiner ent : Light, Area	v Room 2023	\$39,100			
		n : 1st Floor						
Window/Wall Unit	40%		rea	2023	\$50,800	1		
No Component Ventilation	5570							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,000	
Exhaust Fans Roof	Broken, E Locatior	a : Roof oning, Extent	\$30,400 ate, Area Affecto Moderate, Are		\$101,300 d : 30%	2	\$1,500	
N	Noisy/Vib Locatior	•	: Moderate, Are	ea Affecte	ed : 30%			
Plumbing H/C Water Piping Brass/Copper	Leak Evid	Now ent, Extent : M : Booster Pu	\$9,100 Ioderate, Area . mp	2038 4ffected :	**	1		
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			Extent : Light, A	2028 Irea Affeo	\$9,300 cted : 50%	4	\$1,300	
Backflow Preventer Generic	100%			2028	\$15,500	1	\$3,700	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
Tryutaulie	Other Obs		ent : Light, Area To 4th Floor					

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

### EAST NEW YORK AVENUE SRO

Asset # : 51

Mechanical	Current Re	pair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	Costimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler Generic	100%	2038	* *	1-2	\$17,100	

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

<sup>\*\*</sup> 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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: BROOK : DHS0083 : 42,500 : 08-Mar-2	ATOGA AVENUE @RIVE LYN 3.000 / 4455	RDALE AVENUE Agency's Number Yr Built/Renovate Project Type Landmark Status	: FK27 d : 1923 / 2006 : HOMELESS SERV : NONE	ICES
Block	: 3583	Lot : 6	BIN	: 3082035	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$427,500		\$54,900
Interior Architect	ture		\$191,300		\$173,500
Electrical			\$843,200		\$137,300
Mechanical					\$538,300
Total			\$1,462,000		\$903,900
Importance Code	А		\$427,500		\$328,100
Importance Code	В		\$936,600		\$575,800
Importance Code	С		\$97,900		
Total			\$1,462,000		\$903,900
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$4,500	\$9,200		\$28,900
Interior Architect	ture	\$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	В	\$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.

#### **FANNY BARNES**

#### Asset # : 4455

chitecture	C	Current Repair Future Replacement				М		
stem Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Masonry: Brick	Location :	ration, Ex	\$99,200 tent : Moderate, 2 ut 4th Floor	LIFE Area Affe	* * cted : 20%	5	\$30,800	
Pre-Cast Concrete	3%			LIFE	* *	5	\$7,500	
Stucco Cement	Location : 1 Other Observ	umbling, 1 Througho vation, Ex Inner Cou	tent : Light, Area artyard And East	Affected	: 15%	5	\$54,900	
Windows	1	55						
Aluminum	100% Ctrwt/Balnc Location : 2		t, Extent : Moderd ut	2038 ate, Area	* * Affected : 10%	5	\$18,300	
Parapets								
Cast Stone/Terra Cotta	5% Broken/Missi Location : I	ing Eleme	\$4,500 ents, Extent : Mod f	LIFE erate, Ar	* * ea Affected : 2%	5	\$2,500	
Masonry: Brick	Location :	acks, Exte Througho ration, Ex	tent : Moderate, 2			5	\$2,600	
Masonry: Brick	50% Cracking/Cra Location : 1 Other Observ Location : 1	Now umbling, Througho vation, Ex Inside Fa	\$40,600 Extent : Moderate	Area Affe	-	5	\$3,300	
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

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

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

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**DEPT. OF HOMELESS SERVICES - 071** 

### FANNY BARNES

#### Asset # : 4455

Architecture	Current Repair Future Replacement				М			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors Cast in Place Concrete	Cracking/	Now Crumbling, : Basemen	\$1,500 Extent : Moderate	LIFE , Area A	* * ffected : 10%	5	\$5,800	
Ceramic Tile	Cracking/	0	\$2,700 Extent : Moderate Bathrooms	2039 , Area A	* * ffected : 5%	5	\$1,300	
Quarry Tile	15%			2043	* *	5	\$11,900	
Vinyl Tile	Cracking/	-	\$6,000 Extent : Moderate r Conference Room	-	\$120,400 ffected : 10%	3	\$5,000	
Wood	Deterioral	Now ted Finish, : Through	\$93,400 Extent : Moderate, out	2045 Area Afj	* * fected : 10%	5	\$24,900	
Interior Walls								
Ceramic Tile	Cracking/	Now Crumbling, : Through	\$52,800 Extent : Moderate out	2039 , Area A	* * ffected : 10%	5	\$9,000	
Glass: Single Pane	3%			LIFE	* *	5	\$2,000	
Gypsum Board	Cracking/	Now Crumbling, : Through	\$19,800 Extent : Moderate out	LIFE , Area A	* * ffected : 10%	5	\$26,900	
Masonry: Fieldstone	Other Obs Location	: Electrica	\$45,100 Extent : Moderate, A Il And Boiler Room r Penetration		* * ected : 5%			
Plaster	Cracking/ Location Water Pen	: Through	xtent : Moderate, A	-	-	5	\$5,400	
Ceilings								
AcousTileSusp.Lay-In	Cracking/	Now Crumbling, : Through	\$4,600 Extent : Moderate out	2043 , Area A	* * ffected : 10%	5	\$5,300	
Gypsum Board	Cracking/	Now Crumbling, : Through	\$22,900 Extent : Moderate out	LIFE , Area A	* * ffected : 10%	5	\$53,100	
te Enclosure Fence/Gates Iron Picket	100%			2050	* *			
Retaining Walls	10070			2000				
Cast in Place Concrete	100%			2050	* *			
te Pavements Public Sidewalk	1000/			2025	* *			
Cast in Place Concrete	100%			2035	* * tential future inflatio			

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

### FANNY BARNES

#### Asset # : 4455

		A3561 # .					
Architecture		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Pavements							
On-Site Walkways	1000/		2025	* *			
Cast in Place Concrete	100%		2035	* *			
Activity Yard Cast in Place Concrete	Location	ervation, Extent : Light, Ai : Inner Courtyard tion : Play Area	2043 rea Affected	* * 7 : 100%			
Rubber Matting	80% Other Obs Location		2030 rea Affected	2 : 100%			
Electrical	1	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
nder 600 Volts							
Service Equipment Fused Disc Sw		ervation, Extent : Light, An 1 : Electrical Room	2040 rea Affected	* * ' : 100%	5	\$200	
		tion : One 800 Ampere And nd Day Care	d One 200 A	mpere Main Disco	nnect Sw	vitch For The	
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	
round							
Grounding Devices Generic	100%		LIFE	* *	5	\$600	
Generic	Other Obs Location	ervation, Extent : Light, Ai 1 : Water Main			3	\$600	
ighting	Explana	tion : Upgraded 2018					

Lighting

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

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### **DEPT. OF HOMELESS SERVICES - 071**

### FANNY BARNES

#### Asset # : 4455

Electrical	Current Repair	Future Replacement Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
ighting								
Interior Lighting								
Fluorescent	10%	2025	\$62,200	10	\$3,300			
	Other Observation, Extent : Light, Area							
	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		1:100%					
	Location : Roof And Building Perimeter	er						
	Explanation : Upgraded 2018							
Alarm								
Security System		• • • • •	<b>.</b>		<b>*-</b>			
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	1:50%					
	Location : Main Office							
	Explanation : Intrusion Alarm System							
Fire/Smoke Detection					<b>.</b>			
Generic, Digital	100% Now \$469,900	2040	* *	1-3	\$23,800			
	Not in Service, Extent : Severe, Area Aff	fected : 1	00%					
	Location : Main Office							
	Other Observation, Extent : Light, Area	Affected	: 100%					
	Location : Main Office							
	Explanation : The Building Is Current	ly Under	Fire Watch. Fire	Alarm Sy	stem Is Scheduled			
	To Be Upgraded.							
Mechanical	Gurrent Repair		e Replacement		aintenance			

Mechanical	Current Re	pair Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	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.

FANNY BARNES

Asset # : 4455

			# . 4455				
Mechanical		Current Repair	Futur	e Replacement	t Maintenance		
System Component Type	% of Total	Fail Date Estima (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating							
Conversion Equipment Hot Water Boiler	Location	ervation, Extent : L : Boiler Room ion : 4 Units, Multi		\$273,200 1 : 100%	1	\$17,500	
Distribution			~				
Hot Wtr Piping/Pump		place Evident, Exter : House Pump In B		* * Sected : 20%	4	\$2,600	
Terminal Devices							
Convector/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	
	•	oning, Extent : Seven : Faulty Pilot In Bo		100%			
		ervation, Extent : L : Boiler Room	ight, Area Affected	: 100%			
	Explanat	tion : 1 Unit Multi T	emp				
Sanitary Piping Cast Iron	-	Clogged, Extent : N			1		
	Location	: Occasional Back	Ups At House Trap	p In Basement.			
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)						-	

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

#### FANNY BARNES

#### Asset # : 4455

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
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 A	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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<sup>\*\*</sup> 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	: 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

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



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

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

### **DEPT. OF HOMELESS SERVICES - 071** FLATLANDS FAMILY RESIDENCE

#### Asset # : 1949

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior	•			•				
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$75,500	
Masonry: Brick		Now	\$85,800	LIFE	* *	5	\$13,300	
			tent : Moderate, A	rea Affec	ted : 10%			
		i : Bulkhead						
			nt : Moderate, Are	ea Affecte	ed : 10%			
		ı : Bulkhead						
			xtent : Moderate, 2	4rea Affe	ected : 10%			
<b>TT</b> 7' 1	Location	i : Bulkhead	ls, Throughout					
Windows Aluminum	100%			2044	* *	5	\$19,300	
Parapets	10070			2044		5	\$19,500	
Metal: Cage/Fence	100%	4+	\$18,800	2033	* *	5	\$14,300	
Wieturi. Cage/1 chiet					ea Affected : 20%	5	ψ1 <b>-1,5</b> 00	
		i : Through		,	55			
	Corrosion	Rusting, E	xtent : Moderate, 2	4rea Affe	ected : 50%			
	Location	i : Through	out					
Roof								
Metal Panel	30%		\$4,600	2041	* *			
			Extent : Light, Are					
		-	Roof Over Comme	on Space				
Modified Bitumen	70%		\$130,200	2038	* *			
		Extent : Moo 1 : Through	lerate, Area Affect out	ed : 15%				
	Debris Pr	esent, Exter	nt : Moderate, Area	a Affected	d : 20%			
	Location	i : Lower O	ne Story Roof Area	as				
	Ponding,	Extent : Mo	derate, Area Affec	ted : 20%	6			
	Location	i : Through	out					
	-		Extent : Moderate,		ected : 15%			
			ne Story Roof Area					
			xtent : Moderate, A					
	Locatior	ı : Library,	Security Office, C	hild Care	e Room B			
terior								
Floors Cast in Place Concrete	15%			LIFE	* *	5	\$34,000	
Cast III Flace Concrete Ceramic Tile	10%			2037	* *	5	\$10,400	
Vinyl Tile	75%			2037	* *	3	\$29,100	
Interior Walls	, 2 / 0			_000		5	\$27,100	
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%		\$22,600	LIFE	**	5	\$130,500	
			xtent : Light, Area					
		-	Security Office, C		e Room B tential future inflatio			

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

### DEPT. OF HOMELESS SERVICES - 071 FLATLANDS FAMILY RESIDENCE

#### Asset # : 1949

			Asset # : 1	949				
Architecture		Current R	epair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Enclosure								-
Fence/Gates				• • • • •				
Chain Link	75% Other Obs		tent : Light, Area	2048 Affected	* * ! : 100%			
		i : Property I	-	55				
	Explana	tion : Steel M	Iesh Type Fence					
Iron Picket	25%			2063	* *			
ite 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%		\$3,800	2031	\$77,000			
		•	nt, Area Affected :	10%				
	Location	ı : Parking L	ot Area					
Activity Yard								
Asphalt	35%			2037	* *			
			tent : Light, Area	Affected	1:100%			
		i : Side Yard						
	_	tion : Basket	ball Court					
Rubber Matting	65% Worn/Ero		\$2,700 Light, Area Affec	2028 cted : 15	\$53,700			
			Ind Areas At Rear					
Electrical		Current R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	* *	5	\$300	
			tent : Light, Area	Affected	: 100%			
		ı : Electrical						
	Explana	tion : 2- Mai	n Service Switche	es Rated .	At 1,200 Amperes 2	4nd 800	Amperes	
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	* *	5	\$300	
Raceway								
Conduit	100%			2038	* *	1		
Panelboards								
Fused Disc Sw	2%			2036	* *	5		
Molded Case Bkrs	98%			2036	* *	5	\$1,800	
Wiring								
Thermoplastic	100%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	* *	5	\$500	
fround								

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.

## FLATLANDS FAMILY RESIDENCE

Asset # : 1949

Electrical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year H FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground Grounding Devices Not Accessible	100%					
Lighting						
Interior Lighting Fluorescent	50%	2033	* *	10	\$31,500	
Fluorescent	Other Observation, Extent : Light, Location : Throughout The Build, Explanation : T-8 Lamps	Area Affected :		10	\$51,500	
LED	50%	2033	* *			
Egress Lighting						
Emergency, Battery Exit, Service	50% 50%	2028 2028	\$49,400 \$12,200	10 1	\$8,300	
Exterior Lighting LED	100%	2033	* *			
Alarm						
Security System Generic	100% Other Observation, Extent : Light, Location : Throughout The Build.		* * 100%	1	\$25,600	
	Explanation : CCTV Surveillance	e Camera System	ı			
Fire/Smoke Detection Generic, Analog	100% Other Observation, Extent : Light, Location : Throughout The Build Explanation : Bells, Smoke Detec	ing		1-3	\$43,600	
Mechanical	Current Repair	Futuro	Replacement	М	aintenance	
System						
Component Type	% of Fail Date Estimated C Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Natural Gas	100%	2038	* *	1		
Conversion Equipment Hot Water Boiler	100% Other Observation, Extent : Light, Location : Boiler Room Explanation : 2 Units	2033 Area Affected :	* *	1	\$33,900	
Distribution	Explanation : 2 Onlis					
Hot Wtr Piping/Pump	100% 4+ \$5,3 Corroded, Extent : Moderate, Area Location : Pumps In Basement		* *	4	\$3,400	
Terminal Devices	(00)	2028	\$570,000	1	¢25.500	
Air Handler Convector/Radiator	60% 40%	2028 2033	\$579,000 * *	1	\$25,500 \$8,900	

#### 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 FLATLANDS FAMILY RESIDENCE

Asset # : 1949

Mechanical		Current F	Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source	1000/			2026	* *	1		
Electricity Conversion Equipment	100%			2036	* *	1		
Exterior Pkg Unit - Cooling	30%			2023	\$166,700	2	\$1,300	
coomig	Other Obs	ervation, E.	xtent : Light, Area	Affected	: 40%			
	Location	: Units Ser	ve General Areas	Only				
	Explana	tion : Multi	ple 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	20%			LIFE		2-3	\$7,700	
Exhaust Fans	8070							
Interior	10%			2028	\$24,400	2	\$200	
Roof	90%	4+	\$5,100	2028	\$102,500	2	\$1,500	
		xtent : Mod	erate, Area Affecte		<i> </i>	_	÷-,- · ·	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater								
Gas Fired	100%			2026	\$41,900	2	\$1,000	
Sanitary Piping	1000/	N	<b>\$50.000</b>	LIPP	* *	1		
Cast Iron		Now	\$50,200 Extent : Severe, Are	LIFE		1		
	Location	: Basemen	t					
			oderate, Area Affe ck Room And Plun					
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	1000/			LIDD	* *			
Hydraulic	100% Other Obs	ervation F	xtent : Light, Area	LIFE				
			d Floor Communi		. 10/0			
		tion : One U		iy KOOM				
Fire Suppression	Блрини	non . One c						

#### Fire Suppression

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

### DEPT. OF HOMELESS SERVICES - 071 FLATLANDS FAMILY RESIDENCE

Asset # : 1949

Mechanical	Current Repa	r Future R	eplacement	Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es FY	-	cle Estimated Cost rs)	Priority
Fire Suppression Sprinkler Generic	100%	2048	** 1-	2 \$19,200	

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

<sup>\*\*</sup> 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	: FORT WASHINGTON ARMORY SH	ELTER	
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 Architec	ture	\$3,745,000	\$263,200

Total	\$6,212,000	\$14,484,300
Importance Code C	\$164,600	
Importance Code B	\$1,842,300	\$12,645,500
Importance Code A	\$4,205,100	\$1,838,700
Total	\$6,212,000	\$14,484,300
Site Pavements	\$164,600	
Mechanical	\$654,200	\$6,644,500
Electrical	\$679,200	\$5,876,000
Interior Architecture	\$969,000	\$1,700,500

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



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

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

#### Asset # : 4439

Architecture	Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls Cast in Place Concrete	5% Now Cracking/Crumbling	\$8,100 , Extent : Light, Are	LIFE ea Affecte	* * ed : 5%	5	\$33,800	
	Location : Through	-					
Masonry: Brick	51%		LIFE	* *	5	\$68,900	
Masonry: Brick	12% Now Broken/Missing Elen Location : South F Diagonal Cracks, Ex	acade			5	\$16,200	
	Location : West An		JJ				
Masonry: Limestone	7% Now Joint Mortar Miss/E Location : Through Staining/Discoloring Location : Multiple	out , Extent : Light, Ar	ea Affecte		5	\$7,100	
Metal Panel	10% Now Corrosion/Rusting, E Location : West Fa Deteriorated Finish,	cade			5	\$25,300	
	Location : West Fa		217 cu 21jj	<i>ccica</i> : 0570			
Window Wall	15%		2055	* *	5	\$76,000	
Windows							
Aluminum	10%		2051	* *	5	\$3,000	
Steel	75% Now Bent/Warped Elemen Location : South Fo Broken/Missing Elem	acade And North F	acade		5	\$140,100	1
	Location : South For Corrosion/Rusting, E Location : Through	Extent : Moderate, A		cted : 30%			
	Loose/Miss Fastener Location : South F			ected : 50%			
Wood	5%		2045	* *	5	\$14,900	
Wood	10% Now Deteriorated Finish, Location : South For Thermally Inefficient Location : South For	acade 5, Extent : Severe, A			5	\$14,900	1
	Split/Cracked, Exten Location : South F	t : Severe, Area Aff	ected : 2	0%			

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

#### Asset # : 4439

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

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.

#### Asset # : 4439

Architecture		Current I	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
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	
	-	Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 10%			
Sheet Vinyl/Rubber	22%	0-2	\$43,200	2034	* *	5	\$51,200	
			tent : Light, Area A		5%			
	Location	: Main En	trance Lobby Of A	rmory				
Terrazzo	2%			LIFE	* *	5	\$4,800	
Traffic Topping	5%	Now	\$10,300	2029	\$205,300	5	\$9,700	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 100%			
	Location	: 4th Floo	r Epoxy With Sand	Finish				
Traffic Topping	20%	0-2	\$16,400	2034	* *	5	\$38,800	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 2%			
	Location	: Portions	Of Upper Drill Fl	oor				
Vinyl Tile	26%	Now	\$366,000	2034	* *	3	\$30,200	
2	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 50%			
	Location	: First And	d Second Floors					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	: First And	d Second Floors					
Wood	12%			2032	* *	5	\$69,800	
	Dry Rot/D	ecay, Exter	nt : Severe, Area A	ffected :	3%		-	
	Location	: Electrica	ıl Room					
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Cast Stone/Terra Cotta	5%			LIFE	* *			
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: First Flo	or					
	Explanat	tion : Walls	s Of Mechanical Sp	ace				
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	
			e, Extent : Light, An	00				
	Location	: Curved )	Walls At Main Pub	lic Stairv	vay			
Wood	5%			LIFE	* *	5	\$7,800	

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

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

#### Asset # : 4439

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	100/		<b>**</b> < <b>* *</b>	0004	* *	_	¢15 500	
AcousTileSusp.Lay-In		Now	\$26,800	2034		5	\$15,500	
			ents, Extent : Mod d Second Floors	erate, Ar	ea Affectea : 20%			
			xtent : Moderate, A	Inca Affa	atad · 200/			
		: First Flo		irea Ajje	cied : 80%			
				LIPP	* *	5	¢2 400	
Exposed Concrete	-	Now Sumface	\$26,600 e, Extent : Moderat	LIFE		5	\$2,400	
		-	oom First Floor Oj		<i>IJJeciea</i> : 50%			
			: Severe, Area Aff		0%			
		0	l Room And Boiler					
Error and Store Starl	5%	. Electrice	ii Room Ana Donei		* *			
Exposed Struc: Steel Gypsum Board	5% 5%			LIFE LIFE	* *	5	\$10.400	
Masonry: Infill Arch	5% 5%			LIFE	* *	5	\$19,400	
Plaster	20%			LIFE	* *	5	\$38,800	
Wood	20%			LIFE	* *	5	\$542,700	
Wood		Now	\$559,800	LIFE	* *	5	\$814,100	
			Extent : Moderate,		fected : 10%	5	\$01,100	
		: Through						
		0	Extent : Moderate	, Area A	ffected : 10%			
		: Through			0			
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Through	out					
ite Enclosure								
Fence/Gates								
Chain Link	100%			2049	* *			
Site Pavements								
Public Sidewalk	1000							
Cast in Place Concrete	100%			2042	* *			
Parking/Driveway	1000/	0.2	¢164.600	2024	* *			
Cast in Place Concrete	100% Creaching/	0-2 Coumbling	\$164,600 Extent : Moderate	2034				
			extent : Moderate	, Area Aj	<i>ijecieu : 257</i> 0			

Electrical	Cur	rent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

#### Asset # : 4439

lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								1
Service Equipment								
Fused Disc Sw	Location	ervation, E : Electrica tion : 2,000		2029 Affected	\$41,900 1 : 100%	5	\$500	
Fused Disc Sw	Location	: Electrica	xtent : Light, Area Il Room Amperes For Air (			5	\$500	
Switchgear / Switchboard	Enprunu		11	conunio	8			
Fused Disc Sw	50%			2049	* *	5	\$500	
Molded Case Bkrs	50%			2029	\$182,600	5	\$3,100	
Raceway	2070			~>	+=,000	-	+0,100	
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					+ - · )	-	4 )	
Thermoplastic	75%			2029	\$481,300	1		
Thermoplastic	25%			2049	* *	1		
Motor Controllers Locally Mounted	100%			2027	\$798,700	5	\$1,600	
ound								
Grounding Devices Generic			xtent : Light, Area st Floor Stair	LIFE Affected	* * 1: 100%	5	\$3,500	
			Water Pipe					
and-by Power	Блрини		arei 1 ipe					
Transfer Switches								
Automatic	Location	: 3rd Floo	Extent : Light, Area r Electrical Room Imperes For Fire F			1	\$72,900	
Generators								
Diesel	Location		Extent : Light, Area r Generator Room Kilowatts			1	\$91,800	
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$8,800	
Fuel Storage Main Tank		ervation, E : Mechani	xtent : Light, Area cal Room	2057 Affected	* *	5	\$7,000	

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#### Asset # : 4439

Security System   No Component 90%   Generic 10%   Fire/Smoke Detection   No Component 75%   Generic, Analog 20%   Other Observation, Extent : Lig   Location : Throughout   Explanation : Addressable Typ	Future	e Replacement	Μ	laintenance	
Interior Lighting Fluorescent $70\%$ $File70\%T-8 Lamps And Fixtures, ExtentLocation : Shelter AreaT-12 Lamps And Fixtures, ExtentLocation : ThroughoutHID25\%Other Observation, Extent : LigLocation : Arena AreaExplanation : Metal Halide La5\%Incandescent5\%Other Observation, Extent : LigLocation : Ist FloorExplanation : Incandescent LaEgress LightingEmergency, Service50\%Exterior LightingHID30\%No ComponentNo Component70\%MarmSecurity SystemNo Component90\%GenericGeneric, Analog20\%Other Observation, Extent : LigLocation : ThroughoutExplanation : Addressable Typ5\% Now $7Devices Missing, Extent : ModeLocation : ThroughoutOther Observation, Extent : Mode<$	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Fluorescent $70\%$ $T-8 Lamps And Fixtures, ExtentLocation : Shelter AreaT-12 Lamps And Fixtures, ExtentLocation : ThroughoutHID25\%Other Observation, Extent : LigLocation : Arena AreaIncandescent5\%Other Observation, Extent : LigLocation : Ist FloorExplanation : Incandescent LaEgress LightingEmergency, ServiceEgress LightingHIDSecurity SystemNo ComponentNo Component90%GenericGeneric, Analog20%Other Observation, Extent : LigLocation : ThroughoutCeneric, Analog5\% NowDevices Missing, Extent : ModeLocation : ThroughoutOther Observation, Extent : Mode$					
$\begin{array}{c} \text{HID} \\ \text{HID} \\ \begin{array}{c} \text{HID} \\ \hline \\ & \\ \text{HID} \\ \hline \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ &$	• • • • •		10		
$\begin{array}{c} \text{HID} \\ \begin{array}{c} \text{HID} \\ & \\ & \\ \text{HID} \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ $	2029	\$2,911,400	10	\$152,100	
$\begin{array}{c} \text{HID} \\ & \begin{array}{c} \text{HID} \\ & \begin{array}{c} \hline \\ \text{HID} \\ & \begin{array}{c} \hline \\ \text{D} \\ \hline \\ \text{D} \\ \text{D} \\ \text{Incandescent} \\ & \begin{array}{c} \hline \\ \text{Incandescent} \\ \hline \\ \hline \\ \text{Incandescent} \\ & \begin{array}{c} \hline \\ \text{D} \\ \text{Incandescent} \\ & \begin{array}{c} \hline \\ \text{D} \\ \text{Incandescent} \\ & \begin{array}{c} \hline \\ \text{D} \\ D$	: Light, Area Affe	ected : 20%			
$\begin{array}{c} \text{HID} \\ \hline \\ \text{HID} \\ \hline \\ \hline \\ \text{D} \\ \hline \\ \text{D} \\ \hline \\ \text{D} \\ \text{D} \\ \hline \\ \text{D} \\ \text{D} \\ \text{D} \\ \text{C} \\ $	at · Light Anga A	facted . 200/			
HID $25\%$ Other Observation, Extent : Lig Location : Arena AreaIncandescent $5\%$ Other Observation, Extent : Lig Location : Ist Floor Explanation : Incandescent LaEgress Lighting Emergency, Service $50\%$ S0%Exterior Lighting HID $30\%$ No ComponentMarm Security System No Component $90\%$ GenericFire/Smoke Detection No Component $75\%$ Other Observation, Extent : Lig Location : Incandescent LaGeneric, Analog $20\%$ Other Observation, Extent : Lig Location : Throughout Explanation : Incandescent LaGeneric, Analog $5\%$ Now S7 Devices Missing, Extent : Mode Location : Throughout Other Observation, Extent : Mode Location : Throughout	u . Ligni, Area Aj	<i>Jeclea</i> . 80%			
$\begin{array}{r c c c c c c c c c c c c c c c c c c c$	2034	* *	10	¢1.000	
$ \begin{array}{c} \mbox{Location : Arena Area} \\ \hline Location : Metal Halide La} \\ \hline S\% \\ Other Observation, Extent : Lig \\ Location : 1st Floor \\ Explanation : Incandescent La} \\ \hline Egress Lighting \\ Emergency, Service 50\% \\ \hline Exit, LED 50\% \\ \hline Exterior Lighting \\ HID 30\% \\ No Component 70\% \\ \hline Max Component 70\% \\ \hline Max Component 90\% \\ \hline Generic 10\% \\ \hline Fire/Smoke Detection \\ No Component 75\% \\ Generic, Analog 20\% \\ \hline Other Observation, Extent : Lig \\ Location : Throughout \\ \hline Explanation : Addressable Typ \\ \hline S\% \\ Now $77 \\ Devices Missing, Extent : Mode \\ Location : Throughout \\ \hline Other Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Other Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Other Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Other Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Other Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Other Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Other Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Other Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Other Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Cother Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Cother Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Cother Observation, Extent : Mode \\ \hline Cother \\ \hline Cother Observation \\ \hline Cother \\ \hline Cother$			10	\$1,900	
Incandescent $Explanation : Metal Halide LateIncandescent5\%Other Observation, Extent : LigLocation : Ist FloorEgress LightingEmergency, Service50\%Exit, LED50\%Exterior LightingHID30\%No Component70\%AlarmSecurity SystemNo Component90\%Generic10\%Fire/Smoke DetectionNo Component75\%Generic, Analog20\%Other Observation, Extent : LigLocation : ThroughoutExplanation : Addressable TypGeneric, Analog5\% Now5\% Now5\%Devices Missing, Extent : ModeLocation : ThroughoutOther Observation, Extent : ModeLocation : ThroughoutConter Observation, Extent :$	чи, лгей Ајјесіей	. 10070			
Incandescent5% Other Observation, Extent : Lig Location : 1st Floor Explanation : Incandescent LatEgress Lighting Emergency, Service50% Exit, LEDExterior Lighting HID30% No ComponentNo Component70%Alarm Security System No Component90% GenericFire/Smoke Detection No Component75% 20%Generic, Analog20% 5% NowGeneric, Analog5% NowSolution : Throughout Explanation : Addressable Typ 5% NowGeneric, Analog5% NowOther Observation, Extent : Mode Location : Throughout Other Observation, Extent : Mode Location : Throughout	imps				
Other Observation, Extent : Lig   Location : 1st Floor   Explanation : Incandescent La   Egress Lighting   Emergency, Service 50%   Exit, LED 50%   Exterior Lighting   HID 30%   No Component 70%   Alarm   Security System   No Component 90%   Generic 10%   Fire/Smoke Detection   No Component 75%   Generic, Analog 20%   Other Observation, Extent : Lig   Location : Throughout   Explanation : Addressable Typ   Generic, Analog 5% Now   Swissing, Extent : Mode   Location : Throughout   Other Observation, Extent : Mode   Location : Throughout	2029	\$208,000	2	\$300	
$\begin{tabular}{c} Location : 1st Floor \\ Explanation : Incandescent Later \\ Egress Lighting \\ Emergency, Service 50% \\ Exit, LED 50% \\ \hline Exterior Lighting \\ HID 30% \\ No Component 70% \\ \hline Mlarm \\ Security System \\ No Component 90% \\ Generic 10% \\ \hline Fire/Smoke Detection \\ No Component 75% \\ Generic, Analog 20% \\ \hline Other Observation, Extent : Lig \\ Location : Throughout \\ \hline Explanation : Addressable Typ \\ \hline S% Now $77 \\ Devices Missing, Extent : Mode \\ Location : Throughout \\ \hline Other Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Other Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Other Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Cotter Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Cotter Observation, Extent : Mode \\ \hline Location : Throughout \\ \hline Cotter Observation, Extent : Mode \\ \hline Cotter Observation, Extent : $			-	\$200	
Egress Lighting Emergency, Service $50\%$ Exit, LEDExit, LED $50\%$ Exterior Lighting HID $30\%$ No ComponentMarm $30\%$ No ComponentSecurity System No Component $90\%$ GenericMarm $90\%$ GenericFire/Smoke Detection No Component $90\%$ Generic, AnalogFire/Smoke Detection No Component $75\%$ $20\%$ Generic, Analog $20\%$ $Other Observation, Extent : LigLocation : ThroughoutExplanation : Addressable Typ5\% NowGeneric, Analog5\% Now5\% Now5\%$	, 55				
Emergency, Service $50\%$ Exit, LED $50\%$ Exterior LightingHID $30\%$ No Component $70\%$ MarmSecurity SystemNo Component $90\%$ Generic $10\%$ Fire/Smoke DetectionNo Component $75\%$ Generic, Analog $20\%$ Other Observation, Extent : LigLocation : ThroughoutExplanation : Addressable TypGeneric, Analog $5\%$ Now $5\%$ Now $$7\%$ Devices Missing, Extent : ModeLocation : ThroughoutOther Observation, Extent : ModeLocation : ThroughoutConter Observation, Extent : ModeLocation : Throughout </td <td>mps Observed</td> <td></td> <td></td> <td></td> <td></td>	mps Observed				
Exit, LED 50%   Exterior Lighting 30%   HID 30%   No Component 70%   Alarm Security System   No Component 90%   Generic 10%   Fire/Smoke Detection 75%   No Component 75%   Generic, Analog 20%   Other Observation, Extent : Lig Location : Throughout   Explanation : Addressable Typ 5%   Generic, Analog 5%   Overview Missing, Extent : Mode Location : Throughout   Other Observation, Extent : Mode Location : Throughout   Other Observation, Extent : Mode Location : Throughout					
Exterior Lighting HID 30%   No Component 70%   Alarm Security System   No Component 90%   Generic 10%   Fire/Smoke Detection No Component 75%   Generic, Analog 20%   Other Observation, Extent : Lig Location : Throughout   Explanation : Addressable Typ   Generic, Analog   5% Now   5% Now   5% Now   5% Now   0ther Observation, Extent : Mode   Location : Throughout   Other Observation, Extent : Mode   Location : Throughout   Other Observation, Extent : Mode	2029	\$61,900	1		
HID 30% No Component 70% Alarm Security System No Component 90% Generic 10% Fire/Smoke Detection No Component 75% Generic, Analog 20% Other Observation, Extent : Lig Location : Throughout Explanation : Addressable Typ Devices Missing, Extent : Mode Location : Throughout Other Observation, Extent : Mode	2044	* *	1		
No Component   70%     Alarm   Security System     No Component   90%     Generic   10%     Fire/Smoke Detection   No Component     No Component   75%     Generic, Analog   20%     Other Observation, Extent : Lig   Location : Throughout     Explanation : Addressable Typ   5% Now     Generic, Analog   5% Now     Optices Missing, Extent : Mode   Location : Throughout     Other Observation, Extent : Mode   Location : Throughout					
Alarm Security System No Component 90% Generic 10% Fire/Smoke Detection No Component 75% Generic, Analog 20% Other Observation, Extent : Lig Location : Throughout Explanation : Addressable Typ Devices Missing, Extent : Mode Location : Throughout Other Observation, Extent : Mode Location : Throughout Other Observation, Extent : Mode Location : Throughout Other Observation, Extent : Mode	2029	\$286,600	10	\$200	
Security System   No Component 90%   Generic 10%   Fire/Smoke Detection   No Component 75%   Generic, Analog 20%   Other Observation, Extent : Lig   Location : Throughout   Explanation : Addressable Typ   Generic, Analog 5% Now   Stress Missing, Extent : Mode   Location : Throughout   Other Observation, Extent : Mode   Location : Throughout   Other Observation, Extent : Mode   Location : Throughout   Other Observation, Extent : Mode					
No Component 90%   Generic 10%   Fire/Smoke Detection 75%   No Component 75%   Generic, Analog 20%   Other Observation, Extent : Lig Location : Throughout   Explanation : Addressable Typ 5% Now   Generic, Analog 5% Now   Generic, Analog 5% Now   Other Observation, Extent : Mode Location : Throughout   Other Observation, Extent : Mode Location : Throughout					
Generic 10%   Fire/Smoke Detection 75%   No Component 75%   Generic, Analog 20%   Other Observation, Extent : Lig Location : Throughout   Explanation : Addressable Typ 5% Now \$77   Generic, Analog 5% Now \$77   Devices Missing, Extent : Mode Location : Throughout   Other Observation, Extent : Mode Location : Throughout   Other Observation, Extent : Mode Location : Throughout					
Fire/Smoke Detection   No Component 75%   Generic, Analog 20%   Other Observation, Extent : Lig   Location : Throughout   Explanation : Addressable Typ   Generic, Analog   5% Now \$75   Devices Missing, Extent : Mode   Location : Throughout   Other Observation, Extent : Mode   Other Observation, Extent : Mode	2024	\$76,500	1	\$8,900	
No Component75%Generic, Analog20%Other Observation, Extent : Lig Location : ThroughoutExplanation : Addressable TypGeneric, Analog5% Now \$7Devices Missing, Extent : Mode Location : ThroughoutOther Observation, Extent : Mode Location : Throughout	2024	\$70,500	1	\$0,700	
Generic, Analog 20% <i>Other Observation, Extent : Lig</i> <i>Location : Throughout</i> <i>Explanation : Addressable Typ</i> <i>Generic, Analog</i> 5% Now \$77 <i>Devices Missing, Extent : Mode</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Mode</i> <i>Location, Extent : Mode</i>					
Other Observation, Extent : Lig Location : Throughout Explanation : Addressable TypGeneric, Analog5% Now \$7Devices Missing, Extent : Mode Location : Throughout Other Observation, Extent : Mode	2024	\$524,100	1-3	\$29,200	
Generic, Analog Generic, Analog Devices Missing, Extent : Mode Location : Throughout Other Observation, Extent : Mode	ht, Area Affected				
Generic, Analog <i>5%</i> Now <i>\$7</i> <i>Devices Missing, Extent : Mode</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Mode</i>					
Devices Missing, Extent : Mode Location : Throughout Other Observation, Extent : Mod	эе				
Location : Throughout Other Observation, Extent : Mo	8,600 2029	\$131,000	1-3	\$6,600	
Other Observation, Extent : Mo	rate, Area Affecte	ed : 100%			
	1	1 1000/			
Location : Fitness Area	aerate, Area Affe	cted : 100%			
European Anna tion - Van J-li J D	iaan Ana Causin-	Falso Alama			
Explanation : Vandalized Dev	ices are Causing	r uise Aiarms			

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

Heating

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Asset # : 4439

Mechanical	Current Repair Future Replacement					Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
leating									
Energy Source Interruptible Gas/Dual Fuel	100%		2039	* *	1				
	Location : Boiler	, Extent : Light, Area Room 000 Gallon Tank For		100%					
Conversion Equipment Steam Boiler	100% Now Other Observation Location : Boiler	\$460,100 , Extent : Light, Area • Room	2027 Affected :		1	\$211,200			
	Explanation : 3 0	Units / 1 Used For Do	omestic Ho	ot water / I Unit I	veeas Re	-tubing			
Distribution Steam Piping/Pump	100%		2039	* *					
Terminal Devices	10070		2039						
Convector/Radiator	100%		2034	* *	1	\$76,500			
Air Conditioning	10070		2051		1	\$70,200			
Energy Source									
Electricity	80%		2037	* *	1				
Natural Gas	20%		2049	* *	1				
	Location : Roof	, Extent : Light, Area rves 3rd Floor Track							
Conversion Equipment	Explanation . Set	ves startoor track	Anu <del>4</del> in 1'	ioor bleachers					
Absorption Chiller/Direct Fire	20%		2034	* *	1	\$51,300			
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	2004		2024	* *	1	¢15 200			
Fan Coil - 2 Pipe	20%		2034	* *	1	\$15,300			
No Component	80%								
Heat Rejection	200/		2020	¢170.000	n	¢ 47 700			
			2030	\$1/9,900	2	\$47,700			
<b>i</b>	0070								
	100%		LIFE	* *	2-5	\$132 100			
	10070				23	ψ1 <i>52</i> ,100			
	100%		2029	\$843.100	2	\$7.300			
Water Cooling Tower   No Component   Ventilation   Distribution   Ductwork/Diffusers   Exhaust Fans   Interior	20% 80% 100%		2030 LIFE 2029	\$179,900 * * \$843,100	2 2-5 2	\$47,700 \$132,100 \$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.

Asset # : 4439

Mechanical		Current Repair Future Replacement Maintenance						
System	0/ 6							
Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	Total	(1013)				(113)		
Plumbing								
H/C Water Piping	1000/			2020	ىلە بلە			
Brass/Copper	100%			2039	* *	1		
Water Heater Gas Fired	010/	Now	\$52,600	2029	\$131,500	n	\$2,500	
GasTiled			\$52,000 ere, Area Affected :		\$151,500	2	\$2,500	
		: Boiler R	**					
	Not in Ser	vice, Exten	t : Severe, Area Afj	fected : 1	00%			
	Location	: Boiler R	oom					
Gas Fired	9%			2029	\$13,000	2	\$300	
HW Heat Exchanger								
Steam Fired	56%	0-2	\$42,300	2029	\$211,300	4	\$13,100	
			Extent : Severe, Are	a Affecte	ed : 100%			
		: Boiler R				<u>н</u> , ну ,	C I	
C		ion : Dome	estic Coil In Boiler		rage / Inaaequate . * *			
Steam Fired	44%			2059	* *	4	\$15,500	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LIL		1		
Cast Iron	100%	Now	\$24,700	LIFE	* *	1		
	Leak Evide	ent, Extent	: Moderate, Area A	Affected :	10%			
	Location	: 3rd And	4th Floor					
Sump Pump(s)								
Non-Submersible	100%			2029	\$36,100	4	\$5,000	
Sewage Ejector(s)	1000/			2024	¢(0.200	4	¢0,400	
Electric Backflow Preventer	100%			2024	\$68,200	4	\$9,400	
Generic	100%			2029	\$60,200	1	\$14,500	
Fixtures	10070			2027	\$00,200	1	ψ1 <b>4,</b> 500	
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
			Extent : Light, Area	Affected	1:100%			
		: 1st To 4t						
Fire Suppression	Explanal	ion : 1 Un						
Standpipe								
Generic	100%			2049	* *	1-5	\$123,900	
Sprinkler								
Generic	100%			2049	* *	1-2	\$66,400	
Fire Pump								
Generic	100%			2032	* *	1	\$44,300	

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

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

### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name	: FRANKLIN WOMENS SHELTER		
Address	: 1122 FRANKLIN AVENUE @ E. 166 S	Т.	
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	<b>: EXTERIOR LANDMARK</b>
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



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

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

#### Asset # : 1940

chitecture	Current Repair Futu			Futur	re Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior Exterior Walls								
Masonry: Brick	30%	Now	\$58,800	LIFE	* *	5	\$84,000	
Massing. Ditek			: Moderate, Area		: 5%	5	\$01,000	
		: South Fac		55				
	Graffiti, Ex	ctent : Mod	erate, Area Affecte	ed : 5%				
	Location	: Franklin	Ave					
Masonry: Brownstone	59%			LIFE	* *	5	\$123,900	
1.1.0.01.1.j · 2.1.0 · 1.0.01.1.0	Efflorescen	ice, Extent	Moderate, Area	Affected	: 5%			
	Location	: Above Me	ain Entry					
Slate Panels	11%	0-2	\$186,900	LIFE	* *	5	\$23,100	
	Cracking/O	Crumbling,	Extent : Moderate	, Area A	ffected : 25%			
	Location	: Window S	Sills					
Windows								
Aluminum	70%			2044	* *	5	\$11,900	
Aluminum		Now	\$16,600	2036	**	5	\$900	
		0	ents, Extent : Mod It Tower Floors	erate, Ar	rea Affected : 20%			
			t Tower Floors stent : Severe, Are	a Affacti	$d \cdot 20\%$			
		: Tower Fl		u Ajjecie	2070			
			Contamination					
Bronze/Brass	<u>5%</u>			2036	* *	5	\$5,300	
Metal Clad	15%	2-4	\$3,100	2030	* *	5	\$8,000	
1.10411 0144					ea Affected : 15%	2	40,000	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15% Location : Above Drill Floor							
	Other Obse	ervation, Ex	tent : Light, Area	Affected	l : 100%			
	Location	: Above Dr	ill Floor					
	Explanat	ion : Coppe	er Windows					
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$35,300	
Masonry: Brownstone	10%			LIFE	* *	5	\$9,500	

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.

### Asset # : 1940

rchitecture	Current Repair Futu		Futur	ture Replacement			Maintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated	Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior									
Roof									
Modified Bitumen	35%			2033		* *	10	\$60,800	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
	Location	: Fourth F	loor Roof						
	Explana	tion : No Ac	cess, No Leaks Be	low					
Single Ply Membrane	50%	0-2	\$159,600	2033		* *			
	Adhesion Failure, Extent : Moderate, Area Affected : 25%								
	Location	: Drill Roo	f, Walking Pads S	cattered	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								
			xtent : Moderate,	Aroa Aff	etad · 10%				
	0	: East Dril		Areu Ajje	cieu . 1070				
Shuliaht Matal/Class	15%	. Busi Drii	<i>i</i> N00j	2048		* *	10	\$96.000	
Skylight, Metal/Glass		F			. 1000/		10	\$86,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Fourth Floor Roof								
	Explana	tion : No Ac	cess, No Leaks In	Fourth F	loor				
Soffits							_		
Masonry: Brownstone	100%	_		LIFE		* *	5		
	00		: Moderate, Area	Affected .	50%				
	Location	: Main Ent	ry, South Entry						

Interior

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### Asset # : 1940

ASSEL # . 1940								
Architecture	Current Repair	Μ						
ystem Component Type	% of Fail Date Estima Total (Years)	ited Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
terior								
Floors	4.407	LIPP	* *	-	¢205 400			
Cast in Place Concrete	44% Worn/Eroded, Extent : Moder Location : Main Level	LIFE rate, Area Affected :		5	\$205,400			
Ceramic Tile	2% 0-2 Broken/Missing Elements, Ex Location : Main Level Show Cracking/Crumbling, Extent :	ver Room, Lobby		5	\$2,100			
	Location : Lobby Recent Repair Evident, Exten Location : Drill Floor Com		eted : 5%					
Ceramic Tile	3% Recent Replace Evident, Exte Location : Bathrooms - Floo		* * ected : 100%	5	\$6,400			
Panel/Paver: Cer/Brk	5%	2036	* *	5	\$24,000			
Quarry Tile	5%	2033	* *	5	\$16,000			
Steel Plate	1% Now Broken/Missing Elements, Ex Location : Boiler Room, Boi		* * Affected : 2%	1				
Vinyl Tile	15%	2028	\$315,700	3	\$16,000			
· · · · · · · · · · · · · · · · · · ·	Cracking/Crumbling, Extent : Location : Throughout			-	<i> </i>			
	Recent Repair Evident, Exten Location : Throughout	t : Light, Area Affec	eted : 15%					
	Uneven Substrate, Extent : M Location : Room 402	oderate, Area Affec	ted : 5%					
	Worn/Eroded, Extent : Moder Location : Throughout	rate, Area Affected :	25%					
Vinyl Tile	15%	2033	* *	3	\$12,000			
Wood	10% Now \$4 Broken/Missing Elements, Ex Location : 5th Floor, Drill I			5	\$20,000			
	Dry Rot/Decay, Extent : Severe, Area Affected : 20% Location : 5th Floor, Drill Floor Balcony, Boiler Room							
	Other Observation, Extent : M Location : Gas Meter Room		cted : 50%					
	Explanation : Debris Throu	ghout						

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

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

#### Asset # : 1940

Architecture	Current Repair		Futur	e Replacement	М	Maintenance		
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *			
Ceramic Tile	5%			2041	* *	5	\$8,300	
			Extent : Light,	Area Aff	ected : 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	* *			
	0		t : Moderate, Ar					
	Location	t : Drill Floor	Balcony East F	acade, M	ll Shift Office			
	Horizonta	l Cracks, Exte	nt : Moderate, A	lrea Affe	cted : 3%			
	Location	t : Drill Floor	Balcony East F	acade, M	ll Shift Office			
	Joint Mor	tar Miss/Erod	Extent : Moder	ate, Area	a Affected : 2%			
	Location : Drill Floor Balcony East Facade							
	Misaligne	d/Bulging, Ex	tent : Moderate,	Area Afj	fected : 2%			
	Location	t : Drill Floor	Balcony East F	acade				
	Vertical C	racks, Extent	: Moderate, Are	a Affecte	ed : 3%			
	Location	t : Drill Floor	Balcony East F	acade, M	ll Shift Office			
Plaster	35%	Now	\$27,200	LIFE	* *	5	\$17,500	
	Cracking/	Crumbling, E:	ctent : Severe, A	rea Affec	eted : 10%		-	
	Location	a : 5th Floor S	torage					
	Diagonal	Cracks, Exten	t : Severe, Area	Affected	: 5%			
	Location	a : 5th Floor S	torage					
	Paint Peel	ling, Extent : S	Severe, Area Aff	ected : 1	0%			
	Location	a : 5th Floor S	torage					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Asset # : 1940

Date Estimated Cost ears)	Vear Esti			Maintenance		
	FY FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
• • • • • • •	2041	* *	5	\$21,300		
2 \$400 Elements, Extent : Mode	2041		5	\$1,100		
in Level Kitchen	είαιε, Αίεα Α <u>γ</u>	<i>jecieu</i> . 1070				
oring, Extent : Moderate	e, Area Affecte	d : 2%				
d Floor Corridor						
w \$159,300	LIFE	* *	5	\$3,300		
ing, Extent : Severe, Area		0%				
ea In And Next To Gener						
bling, Extent : Severe, A		20%				
ea In And Next To Gener		. 50/				
ion, Extent : Moderate, A un Level Storage Next To		570				
	LIFE	* *				
w \$55,900	LIFE	* *				
Elements, Extent : Mode		fected : 5%				
ill Room Ceiling						
	LIFE	* *				
w \$26,000	LIFE	* *	5	\$5,300		
Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : 5th Floor						
Extent : Severe, Area Affe Floor	ected : 100%					
ion, Extent : Moderate, A	Area Affected .	: 10%				
r Floor						
	LIFE	* *	5	\$16,000		
	2063	* *				
	2003					
2 \$55,600	2033	* *				
bling, Extent : Moderate roughout	e, Area Affecte	d : 30%				
	2031	00/				
0	Affected : 100	1%				
Diownsione						
11 :	ttion, Extent : Light, Area ntry Stairs : Brownstone <b>rrent Repair</b>	tion, Extent : Light, Area Affected : 100 ntry Stairs : Brownstone	tion, Extent : Light, Area Affected : 100% ntry Stairs : Brownstone	tion, Extent : Light, Area Affected : 100% ntry Stairs : Brownstone	ttion, Extent : Light, Area Affected : 100% ntry Stairs : Brownstone	

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

Under 600 Volts

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

### FRANKLIN WOMENS SHELTER

#### Asset # : 1940

Electrical		Current F	М					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2028	\$13,700	5	\$200	
			xtent : Light, Area	Affected	: 100%			
		a : Electrica						
	Explana	tion : One 2	,000 Ampere For	Service N	No. 1			
Fused Disc Sw	5%			2028	\$2,300	5		
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	a : Electrica	l Room					
	Explana	tion : One 4	00 Amperes For F	ire Pum	D			
Molded Case Bkrs	65%			2028	\$29,600	5	\$2,400	
	Other Ob.	ervation, E	xtent : Light, Area	Affected				
		: Electrica						
	Explana	tion : Two I	600 Amperes For	Service I	No.2			
Switchgear / Switchboard	1		1					
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	
fround					-			
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: At Water	Main					
	Explana	tion : Corro	oded					
tand-by Power								
Transfer Switches								
Automatic	90%			2033	* *	1	\$39,200	
Automatic	5%			2033	* *	1	\$2,200	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 5%			
	Location	: Mechani	cal Room					
	Explana	tion : 20 Hp	For Fire Pump					
Automatic	5%			2033	* *	1	\$2,200	
	Other Ob.	ervation, E	xtent : Light, Area		: 100%			
	Location	: Transfer	Switch Room					
	Explana	tion : 30 An	peres For Fire Al	arm				

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

#### Asset # : 1940

Electrical	Current Repair	Future	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
and-by Power						
Generators Diesel	100%	2031	\$135,000	1	\$54,800	
	Other Observation, Extent : Mode Location : Generator Room Explanation : One 100 Kilowatts		nea : 100%			
Batteries Lead/Acid	100%	2022	\$1.700	5	\$5,200	
Fuel Storage	100%	2022	\$1,700	5	\$5,200	
Day Tank	20%	2036	* *	5	\$5,300	
	Other Observation, Extent : Light, Location : Generator Room	Area Affected .	: 100%			
Main Tank	Explanation : 180 Gallons 80%	2043	* *	5	\$3,400	
Wall Fulk	Other Observation, Extent : Light, Location : Underground Explanation : 15,000 Gallon Tar	Area Affected .	: 100%	5	\$3,100	
ghting	Explanation : 15,000 Gation Tu	in				
Interior Lighting						
Fluorescent	85% T-12 Lamps And Fixtures, Extent . Location : Throughout	2028 : Light, Area Af	\$2,310,600 fected : 100%	10	\$111,100	
HID	5% Now \$20, Damaged Fixtures, Extent : Mode Location : Main Hall, Recreation	rate, Area Affec				
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%	2020	\$01,900	10		
larm						
Security System						
No Component	60%			_	<b>**</b>	
Generic	40% Other Observation, Extent : Light,	2028 Area Affected	\$198,500	1	\$21,100	
	Location : At All Entrances And Explanation : Fixed Cameras					
Fire/Smoke Detection						
No Component	75%					
Generic, Analog	25%	2028	\$424,700	1-3	\$22,400	
lechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit

Heating

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

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

# DEPT. OF HOMELESS SERVICES - 071 FRANKLIN WOMENS SHELTER

#### Asset # : 1940

			Asset # : 1	540				
Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
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		
<b>Conversion Equipment</b>								
Radiant Heater	1%			2028	\$27,400	2	\$700	
	Location		Extent : Light, Area l Genenrator Roon		2 : 100%			
Steam Boiler	<u>99%</u>		1.5	2033	* *	1	\$139,800	
Steam Boner			Extent : Light, Area			1	\$139,800	
	Location	n : Basemen	t Boiler Room			1 77		
Distribution	Explana	tion : 2 Uni	ts. Bollers I And 2	Have Pl	lugged Tubes. 2 Pla	uggea 11	ibes Each.	
Distribution Ductwork/Diffusers	10%			LIFE	* *	2-5	\$7,900	
Ductwork/Diffusers		Now	\$203,200	LIFE	* *	2-5 2-5	\$4,000	
Ductwork Diffusers			Extent : Light, Are		$d \cdot 100\%$	2-5	\$7,000	
		0	out 1st Floor Drill	00				
Steam Piping/Pump	83%			2038	* *			
Steam Piping/Pump		Now	\$300	2058	* *			
Steam 1 iping/1 ump	Insul. Det	eriorating,	Extent : Light, Are	a Affecte	d : 50%			
			r Drill Room By Hy : Moderate, Area A		500/			
			t Boiler Room	ijjecieu .	5070			
Terminal Devices	Locuitor	. Busemen	a Boner Room					
Air Handler	15%			2028	\$326,700	1	\$13,200	
Convector/Radiator	70%			2020	**	1	\$32,200	
Unit Heater - Steam	7%			2033	\$38,800	4	\$900	
Unit Heater - Steam		Now	\$44,300	2020	**	4	\$1,000	
Chit Heater Steam			ent : Severe, Area A		100%	•	\$1,000	
	-		om Mezzanine	55				
	Other Obs	ervation. E	Extent : Severe, Are	a Affecte	ed : 100%			
			om Mezzanine					
	Explana	tion : 10 U	nits Not Working					
Air Conditioning	r · · · · ·		8					
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

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

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

# DEPT. OF HOMELESS SERVICES - 071 FRANKLIN WOMENS SHELTER

Asset # : 1940

	ASSEL # . 1	340				
Mechanical	Current Repair	Future R	eplacement	М	aintenance	
System Component	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре						
lumbing						
H/C Water Piping	75%	2038	* *	1		
Brass/Copper Galvanized Steel	25%	2038	* *	1		
	23%	2033		1		
Water Heater	500/	2026	¢ ( Q 200	4	¢(00	
Electric	50% Other Observation, Extent : Light, Area	2026	\$68,200	4	\$600	
	Location : Basement	Ajjecieu . K	070			
	Explanation : 3 Units Capacity 80 Ga	llong				
			¢(0.200	4	¢(00	
Electric	50%	2023	\$68,200	4	\$600	
	Other Observation, Extent : Light, Area Location : Basement	Affected : 50	070			
C	Explanation : 3 Units Capacity 350 G	allons				
Sanitary Piping	1000/	LIPP	* *	1		
Cast Iron	100%	LIFE		1		
Storm Drain Piping	100%	LIFE	* *	1		
Cast Iron	100%	LIFE		1		
Sump Pump(s)	1000/	2022	<b>#5 200</b>	4	¢4.500	
Submersible	100% Other Observation Futent : Light Aug	2022	\$5,200	4	\$4,500	
	Other Observation, Extent : Light, Area Location : Basement Sprinkler Room	Affecteu . To	0070			
	Explanation : 1 Unit					
$\overline{\mathbf{C}}$						
Sewage Ejector(s) Electric	100%	2028	\$44,200	4	\$5,600	
Electric	Other Observation, Extent : Light, Area			4	\$5,000	
	Location : Basement Storage Room 1	nyjecieu . n	0070			
	Explanation : 2 Pumps					
Backflow Preventer	Explanation : 2 1 umps					
No Component	50%					
Generic	50%	2033	* *	1	\$4,400	
Generie	Other Observation, Extent : Light, Area		00%	1	φ1,100	
	Location : Basement	1.5500000000000000000000000000000000000				
	Explanation : Serves Fire Suppression	ı Only				
Fixtures		,				
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area		00%			
	Location : 1st : 3rd Floor	50				
	Explanation : 1 Unit, Not In Service, 1	Not Operation	nal, Decommis	sioned.		
ire Suppression		1				
Standpipe						
		2054	* *	1-5	\$71,900	
Generic	100%	2054				
Generic	100%	2034		10	\$71,500	
11	100%	2054	* *	1-2		
Generic Sprinkler			* *		\$39,900	

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.

# 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 @ LONGFE	999 FREEMAN STREET @ LONGFELLOW AVE.									
Borough	: BRONX	Agency's Number	: N/A								
Program / Asset #	: DHS0065.000 / 3015	Yr Built/Renovated	: <b>1919 / 2009</b>								
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



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

Asset # : 3015

			Assel # . 3					
rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	20/				de de			
Cast Iron	3%			LIFE	* *	~	¢17.000	
Cast Stone/Terra Cotta	5%		¢12 000	LIFE	* *	5	\$17,800 \$21,400	
Masonry: Brick	Cracking/ Locatior Staining/I	ı : Through	Extent : Light, Ar	-	ffected : 10%	5	\$21,400	
Masonry: Limestone	Joint Mor		\$13,300 od, Extent : Moder Sills And Trims	LIFE rate, Area	* * a Affected : 20%	5	\$1,700	
Metal/Glass Curt Wall	Water Per	Now netration, E 1 : Through	\$38,600 Extent : Moderate, 2 out	LIFE 4rea Affe	* * octed : 5%	5	\$4,300	
Stucco Cement	Broken/M Location Cracking/ Location	1 : Through Crumbling, 1 : Through	Extent : Moderate out	e, Area Aj	ffected : 10%	5	\$19,900	
Windows	-	-	Extent : Light, Ar out, Below Windov		ed : 20%			
Aluminum	Ctrwt/Bal	Now nc Not Fun 1 : Through	\$113,200 ct, Extent : Modera out	2045 ate, Area	* * Affected : 25%	5	\$6,300	
Metal Clad			\$78,000 Extent : Moderate,	2054 Area Afj	* * fected : 50%	5	\$4,400	
	Location Worn/Ero	ı : Stairs	, Extent : Moderate : Moderate, Area					
Parapets								
Cast Stone/Terra Cotta	5%		<b>* •</b> • • • •	LIFE	* *	5	\$1,900	
Masonry: Brick	Cracking/	Now Crumbling, 1 : North Po	\$4,600 Extent : Moderate arapet	LIFE e, Area Aj	* * ffected : 15%	5	\$1,500	
Metal Cornice	15%			2044	* *	10	\$2,400	
Stucco Cement	Broken/M Location	ı : Through				5	\$3,200	
	Location	n : Through	Extent : Moderate out ixtent : Light, Area	-	-			
		1 : Through		55				

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

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

Asset # : 3015

Architecture		Current Repair Future Replacement Maintenance				aintenance		
System Component Type	% of Total	Fail Date Estin (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Roof	0-0/			de de				
Modified Bitumen	97%		2037	* *	10	\$12,600		
Skylight, Metal/Glass	3%		2055	* *	10	\$1,300		
Soffits	100/			<u>ب</u> ه به	-	<b>.</b>		
Cast in Place Concrete	10%	4	LIFE	* *	5	\$400		
Metal Panel	90%	4+ inc. Entont - Lic	\$500 2039		5	\$1,200		
		: Throughout	ht, Area Affected : 20	70				
nterior	Locuiton	. Inrougnoui						
Floors								
Cast in Place Concrete	5%		LIFE	* *	5	\$4,700		
		ing. Extent : Lig	ht, Area Affected : 10	%	5	\$1,700		
		: Throughout	,					
Ceramic Tile		Now	\$6,600 2038	* *	5	\$3,200		
			nt : Moderate, Area A	ffected : 10%	5	\$5,200		
	-	: Throughout		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
		-	xtent : Moderate, Are	a Affected : 5%				
		: Throughout	,	55				
		-	ht, Area Affected : 25	%				
		: Throughout						
Vinyl Tile	15%	Now	\$5,800 2034	* *	3	\$2,400		
5			Extent : Moderate, Ar	rea Affected : 5%	-	• ) • •		
		: Throughout						
	Cracking/	Crumbling, Exter	nt : Moderate, Area A	ffected : 10%				
		: Throughout						
	Loose/Del	am Surface, Exte	ent : Moderate, Area A	<i>Affected</i> : 10%				
	Location	: Throughout						
Wood	65%	Now	\$48,700 2044	* *	5	\$26,000		
	Deteriorat	ed Finish, Exten	t : Light, Area Affecte	ed : 25%				
	Location	: Throughout						
	Dry Rot/D	ecay, Extent : M	oderate, Area Affecte	d : 5%				
	Location	: Throughout						
	Misaligned	l/Bulging, Exten	t : Moderate, Area Af	fected : 5%				
	Location	: Throughout						
Interior Walls								
Ceramic Tile		Now	\$25,400 2032	* *	5	\$8,600		
			nt : Moderate, Area A	ffected : 5%				
	Location	: Throughout						
Concrete Masonry Unit	5%		LIFE	* *	5	\$1,400		
Gypsum Board	50%		LIFE	* *	5	\$20,700		
	5%		LIFE	* *				
Masonry: Brick	15%		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.* 

#### Asset # : 3015

		Asset # 13	015				
Architecture		Current Repair	Futur	re Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings	1 50 /		2012	* *	-	¢ < 400	
AcousTileSusp.Lay-In	15% Water Per	netration, Extent : Moderate, A	2042		5	\$6,400	
		erration, Extent . Moderate, 2 : Recreation Room In Basem	00	cieu. J70			
Exposed Struc: Steel	5%		LIFE	* *			
Gypsum Board	60%		LIFE	* *	5	\$31,900	
Plaster	20%		LIFE	* *	5	\$5,300	
Site Enclosure							
Fence/Gates	1000/		• • • • •				
Iron Picket	100%		2064	* *			
Retaining Walls Cast in Place Concrete	100%		2049	* *			
Site Pavements	10070		2049				
Public Sidewalk							
Cast in Place Concrete	100%		2034	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2034	* *			
Electrical		Current Repair	Futur	re Replacement	M	aintenance	
System	0/6						Dite
Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment	1000/		••••	ate ate	_	¢100	
Fused Disc Sw	100% Other Obs	ervation, Extent : Light, Area	2039	**	5	\$100	
		ervation, Extent : Eigni, Area 1 : Electrical Room.	Ајјестеи	1.10070			
		tion : The Service Equipment	Is Compo	osed Of 2- Main Se	ervice Sw	vitches Rated At	
		peres And 600 Amperes.					
Switchgear / Switchboard	1000/		2020	* *	-	¢100	
Fused Disc Sw	100%		2039	<b>*</b> *	5	\$100	
Raceway Conduit	100%		2039	* *	1		
Panelboards	10070		2039		1		
Fused Disc Sw	2%		2037	* *	5		
Molded Case Bkrs	98%		2037	* *	5	\$700	
Wiring							
Thermoplastic	100%		2039	* *	1		
Motor Controllers	1000/		0004	بالحاري	-	<b>#2</b> 00	
Locally Mounted	100%		2034	* *	5	\$200	
Ground Grounding Devices							
Not Accessible	100%						
Lighting	10070						

Lighting

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

#### Asset # : 3015

		ASS	set # 1 30	15				
lectrical		Current Repair		Futur	e Replacement	Μ	aintenance	
zstem Component Type	% of Total	Fail Date Estim (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Interior Lighting								
Fluorescent	30% Obsolete F	0-2 S Fixtures, Extent : 1	,	2039 Fected ·	**			
		: Throughout Bui		iccica .	10070			
		ervation, Extent :	0	ffected	: 100%			
		: Corridors, 1st I	Floor					
		ion : T-12 Lamps		2027	* *	10	¢12.000	
Fluorescent	50% Recent Rei	olace Evident, Ext		2037 rea 4ffa		10	\$13,000	
	-	: Throughout But	-	cu nyje	cica : 10070			
Incandescent	20%	0-2		2039	* *	2	\$100	
		Fixtures, Extent : I	. ,		100%		• • • •	
	Location	: Inside Apartme	nts.					
Egress Lighting Emergency, Battery	50%			2034	* *	10	\$2,400	
Exit, Service	50%			2034	* *	10 1	\$3,400	
Exterior Lighting	2070			2031		1		
HID	100%	Now S	5114,700	2039	* *			
	-	oning, Extent : Mo		Affected	d : 100%			
	Location	: Building Perim	eter.					
arm Security System								
No Component	70%							
Generic	30%			2029	\$27,600	1	\$3,200	
		ervation, Extent :		ffected	: 100%			
		: Lobby, Outside,						
Fire/Smoke Detection	Explanal	ion : CCTV Surve	illance Came	ras				
No Component	70%							
Generic, Digital	30%	0-2	\$94,400	2039	* *	1-3	\$4,800	
		ervation, Extent :	Light, Area A	ffected	: 100%			
		: Hallways.	G. 1 1.1.					
	Explanal	ion : Alarm Bells,	Strobe Lights	s, Horn	s And Smoke Dete	ctors. Ob	solete System.	
echanical		Current Repair		Futur	e Replacement	Μ	aintenance	
vstem Component	% of	Fail Date Estim	ated Cost	Year	Estimated Cost	Cycle	<b>Estimated</b> Cost	Priori
Туре	Total	(Years)		FY		(Yrs)		
ating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment Hot Water Boiler	1000/	Now	100 700	2042	* *	1	¢10 700	
Hot water Boller		Now Soning, Extent : Sev	,	2042 ected ·		1	\$12,700	
	-	: Boiler Room	e. e, 11 eu 11/1					
Distribution								

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

Asset # : 3015

Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
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%			2034	* *	1	\$9,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
<b>Conversion Equipment</b>								
Interior Pkg Unit -	10%	Now	\$5,300	2030	\$106,400	2	\$100	
Cooling								
			t : Severe, Area Afj					
		: Sub-base	ement Boiler Room					
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%		\$4,700	2039	* *	2	\$100	
			ere, Area Affected :					
	Location	: Roof Fai	n Needs Replaceme	nt				
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	

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

#### 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	<b>L</b>
Program / Asset #	: DHS0096.000 / 14741	Yr Built/Renovated : 192	25 /
Area Sq Ft	: 30,000	Project Type : HO	MELESS SERVICES
Date of Survey	: 15-Dec-2017	Landmark Status 🛛 🗄 NO	NE
Areas Surveyed	: Basement, Roof, Floors 1,2,3,4		
Block	: 387 Lot : 49	BIN : 100	4651

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 A Importance Code B	\$150,600	\$37,600 \$666,200

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



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

### **GEORGE DALY HOUSE**

#### Asset # : 14741

chitecture	Current Repair	М			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
erior					
Exterior Walls					
Masonry: Brick	25% 4+ \$8,700 Rusting Masonry Supt, Extent : Modera Location : North Facade Window Lin Vertical Cracks, Extent : Moderate, Are Location : North Facade Near Downs	tels va Affected : 2%	5	\$13,400	
Masonry: Brick	20% Other Observation, Extent : Light, Area Location : West Facade Explanation : Stucco On Brick	LIFE ** Affected : 100%	5	\$10,800	
Masonry: Brick	25%	LIFE **	5	\$13,400	
Masonry: Granite	5% Now \$34,000	LIFE **	5	\$2,000	
	Joint Mortar Miss/Erod, Extent : Mode Location : South Facade At Building	rate, Area Affected : 20%	-	+_,	
Masonry: Limestone	12%Now\$150,600Cracking/Crumbling, Extent : ModerateLocation : South Facade CorniceJoint Mortar Miss/Erod, Extent : ModeLocation : South FacadeWorn/Eroded, Extent : Moderate, AreaLocation : South Facade	rate, Area Affected : 25%	5	\$4,800	
Metal Panel	5% Other Observation, Extent : Light, Area Location : Roof Bulkhead Explanation : Metal Siding	2049 ** Affected : 100%	5-10	\$18,500	
Pre-Cast Concrete	3%	LIFE **	5	\$5,200	
Stucco Cement	5% 4+ \$4,200 Diagonal Cracks, Extent : Light, Area Location : West Facade	2042 **	5	\$3,400	
Windows Aluminum	100% Caulking Deteriorated, Extent : Moder Location : Throughout	2045 ** ate, Area Affected : 50%	5	\$12,200	
Parapets					
Masonry: Brick	95% Other Observation, Extent : Moderate, Location : Roof Explanation : Covered With Metal Pa		5	\$3,100	
Pre-Cast Concrete	5% Other Observation, Extent : Moderate, Location : Roof Explanation : Covered With Metal Co		5	\$1,000	

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

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

# **GEORGE DALY HOUSE**

#### Asset # : 14741

Architecture	Current Repa	ir Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year E FY	stimated 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, Exten Location : Roof Stair	: Moderate, Area Affecte	5d : 10%			
Soffits	1000/	2024	* *	5		
Stucco Cement	100%	2034	~ ~	5		
Floors						
Cast in Place Concrete	10%	LIFE	* *	5	\$11,600	
	Water Penetration, Exten		ed : 10%	U	\$11,000	
	Location : Pump Room	55				
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, Exten	: Moderate, Area Affecte	ed : 10%			
	Location : Dining Room	In Basement, Room 4d				
Ceilings						
AcousTileSusp.Lay-In	25%	2042	* *	5	\$13,200	
	Staining/Discoloring, Exte		cted : 10%			
	Location : Fourth Floor					
	Water Penetration, Extent		ed : 20%			
	Location : Fourth Floor					
Exposed Concrete	5%	LIFE	* *	5	\$400	
Gypsum Board	70%	LIFE	* *	5	\$46,400	
Site Enclosure						
Fence/Gates	50/	2042	* *	5 10		
Aluminum Rail Chain Link	5% 95%	2042 2049	* *	5-10		
Retaining Walls	9370	2049				
Cast in Place Concrete	100%	2064	* *			
Site Pavements	10070	2004				
Public Sidewalk						
Cast in Place Concrete	100%	2042	* *			
On-Site Walkways	10070	2012				
Cast in Place Concrete	100%	2034	* *			
	Cracking/Crumbling, Exte		: 5%			
	Location : Rear Yard					
Parking/Driveway						
Asphalt	100%	2038	* *			
<b>1</b>						

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

## **GEORGE DALY HOUSE**

#### Asset # : 14741

Electrical		Current Repair Future Replac			e Replacement	cement 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	
		ervation, E : Electrici	Extent : Light, Area	Affected	: 100%			
			u koom Service Switch Ra	tod 1+1'	200 1			
Switchgear / Switchboard	Explana	ion : Main	Service Switch Ka	ieu Al 1,2	200 Amperes			
Fused Disc Sw	100%			2039	* *	5	\$100	
Tused Disc Sw		ervation F	Extent : Light, Area		· 100%	5	\$100	
		: Electric		ijjeered	. 100/0			
			ertical Sections					
Raceway	·r							
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	1000/				* *	-	<b>\$ 100</b>	
Generic	100%			LIFE	* *	5	\$400	
Stand-by Power Transfer Switches								
Automatic	100%			2034	* *	1	\$9,200	
Generators	10070			2034		1	\$9,200	
Diesel	100%			2032	* *	1	\$11,600	
Dieser		ervation. E	Extent : Light, Area		: 100%	1	\$11,000	
		: Generat	-	55				
	Explana	ion : Emer	gency Generator R	ated At 1	50 Kilowatts			
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$1,100	
Fuel Storage								
Day Tank	50%			2037	* *	5	\$2,800	
			Extent : Light, Area	Affected	: 100%			
		: Generat						
		tion : 100 (	Gallon Capacity					
Main Tank	50%			2044	* *	5	\$400	
			Extent : Light, Area	Affected	: 100%			
		: Basemer						
	Explana	tion : 275 (	Gallon Capacity					

Lighting

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

## **GEORGE DALY HOUSE**

#### Asset # : 14741

		Asset # : 1	4/41				
Electrical		Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	50%		2034	* *	10	\$13,800	
	•	And Fixtures, Extent : Light : Throughout The Building	t, Area Afj	fected : 100%			
Fluorescent	10%		2034	* *	10	\$2,800	
	Compact F Location	luorescent Light, Extent : L : Lobby	ight, Area	Affected : 100%			
Fluorescent	40%		2029	\$210,600	10	\$11,000	
	-	And Fixtures, Extent : Light : Bedrooms	t, Area Afj	fected : 100%			
Egress Lighting							
Emergency, Service	50%		2034	* *	1		
Exit, Service	50%		2034	* *	1		
Exterior Lighting							
HID	30%		2034	* *	10		
No Component	70%						
larm							
Security System							
No Component	70%		2025			<b>#2</b> 400	
Generic	30%		2037	* *	1	\$3,400	
		ervation, Extent : Light, Are		: 100%			
		: Hallways, Lobby And Out		I Danis De sur			
Fire/Smoke Detection	Explanat	ion : CCTV Surveillance Ca	meras And	a Panic Doors			
Generic, Digital	100%		2034	* *	1-3	\$19,100	
Generic, Digital		ervation, Extent : Light, Are			1-5	\$19,100	
		: Throughout The Building	u Mjecicu	. 10070			
		ion : Manual Pull Stations, I	Strohe Lio	ts Smoke Detect	ors And A	larm Rells	
	Елриания	ion : manual 1 all Stations, i	SHODE LIG	nis, smoke Deleeld	<i>JIS</i> 1110 1	nurm Dens	
lechanical		Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating	•		-				•
Energy Source							
Natural Gas	100%		2039	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2034	* *	1	\$14,800	
	Other Obse	ervation, Extent : Light, Are		: 100%		÷ )	
		: Boiler Room					
	Explanat	ion : 2 Units					
Distribution							
	1000/		2027	* *	4	\$1,500	
Hot Wtr Piping/Pump	100%		2037		4	\$1,500	
Hot Wtr Piping/Pump Terminal Devices	100%		2037		4	\$1,500	
· · · · ·	90%		2037	* *	4	\$1,300	

### 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.

# **GEORGE DALY HOUSE**

## Asset # : 14741

Mechanical		Current Repair	Futur	re Replacement Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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	1000/	AT #2.700	2024	¢10.200	•	<b>#2</b> 00	
Gas Fired		Now \$3,700	2024	\$18,300	2	\$300	
		vice, Extent : Moderate, Arec	00				
<u> </u>	Location	: 1 Of 2 Units Is Not Workin	ig in The	basement.			
Sanitary Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	100%		LIFE		1		
Sewage Ejector(s) Electric	100%		2024	\$8,600	4	\$1,200	
Backflow Preventer	10070		2024	\$8,000	4	\$1,200	
Generic	100%		2029	\$7,600	1	\$1,800	
Fixtures	10070		2029	\$7,000	1	\$1,800	
Generic	100%						
/ertical Transport	10070						
Elevators							
Hydraulic	100%		LIFE	* *			
Trydraune		ervation, Extent : Light, Area		l · 100%			
		: Basement To 4th Floor	. 119900000				
		tion : 1 Unit					
Fire Suppression	· · · · · · · ·						
Sprinkler							
Generic	100%		2039	* *	1-2	\$8,400	
Fire Pump						. , .	
				¢10.200	1	¢5 (00	
Generic	100%		2025	\$19,300	1	\$5,600	
Generic Chemical System	100%		2025	\$19,300	1	\$5,600	

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

## Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	<ul> <li>2960 FRE</li> <li>MANHA'</li> <li>DHS0033</li> <li>43,000</li> <li>20-Apr-20</li> <li>Basement</li> </ul>	.000 / 1958 016 t, Floors 1,3	<b>VD.</b> ( <i>a</i> ) <b>W.</b> 155 STREET Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1954 / 2009 : HOMELESS SERVI : NONE	CES
Block	: 2105	Lot : 1	BIN	: 1076737	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$35,300		
Electrical			\$204,200		\$1,311,300
Mechanical			\$504,500		\$766,000
Total			\$744,000		\$2,077,200
Importance Code	А		\$313,600		
Importance Code	В		\$430,400		\$2,077,200
Total			\$744,000		\$2,077,200
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$23,700			\$17,600
Interior Architect	ure	\$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	А	\$23,800	\$4,300	\$4,300	\$21,900
Importance Code	В	\$187,400	\$9,300	\$10,300	\$13,100
Importance Code	С	\$16,900			
Total		\$228,000	\$13,500	\$14,600	\$34,900



*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.* 

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

Asset # : 1958

Architecture		Current F	Repair	Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior									
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		
			t : Light, Area Affe	ected : 10	0%				
	Location	: 3rd Floo	r 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	50/			2055	* *	10	<b>#2</b> 100		
Copper/Terne	5%			2055	* *	10	\$3,100		
Modified Bitumen	95%			2032		10	\$23,700		
Iterior									
Floors Ceramic Tile	100/	Now	\$11,000	2036	* *	5	\$2,700		
Cerainie The	Broken/M	issing Elem	ents, Extent : Ligh		ffected : 10%	5	\$2,700		
			nd Showers						
	-	-	Extent : Moderate Showers and Kitche	-	ffected : 10%				
Terrazzo	20%			LIFE	* *	5	\$8,300		
Vinyl Tile	68%	0-2	\$32,800	2032	* *	3	\$13,500		
	-	-	Extent : Light, Are r Training Room	ea Affecti	ed : 20%				
Wood	2%			2042	* *	5	\$2,000		
Interior Walls									
Ceramic Tile	10%	Now	\$16,900	2036	* *	5	\$2,900		
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%				
	Location	: Toilets, S	Showers and Kitche	en					
			Extent : Moderate		ffected : 5%				
	Location	: Toilets, S	Showers and Kitche	en					
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/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 2%				
	Location	: Through	out Cafeteria						
Exposed Concrete	80%			LIFE	* *	5	\$6,600		
Electrical		Current F	Repair	Futur	e Replacement	M	aintenance		
System	% of		Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priorit	
Component	Total	(Years)	Estimated Cost	FY	Litillattu C08t	(Yrs)	Estimated COSt	1 HOIR	
Туре	- 00001	(		· · ·		(115)			

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.

# HARLEM ONE MENS RESIDENCE

#### Asset # : 1958

Electrical		Current	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment Fused Disc Sw	100%			2027	\$6,100	5	\$200	
		ervation, 1 : Electric	Extent : Moderate, A	4rea Affe	ected : 100%			
			a Room Iain Service Discon	nect Swi	itches Rated At 600	Amnoro	ç	
Switchgear / Switchboard	Елрійни	1011 . 2 - 11	am service Discon	neci Swi	iches Ruleu Al 000	Атреге	3.	
Fused Knife Sw	100%	0-2	\$104,300	2057	* *	5	\$100	
		ed Life, Ex : Electric	ctent : Moderate, A al Room	rea Affec	eted : 100%			
Raceway								
Conduit	95%			2027	\$13,900	1		
Conduit	5%			2047	* *	1		
Panelboards	50/			2025	* *	-	¢100	
Fused Disc Sw	5%	2.4	<b>\$20.700</b>	2035	* *	5	\$100	
Fused Toggle Switch	60% On Extena	2-4 ed Life, Es	\$28,700 tent : Moderate, A	2052 rea Affec		5	\$300	
		-	out 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		
			ent : Moderate, Are out The Building	a Affecte	ed : 100%			
Thermoplastic	20%			2037	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	\$99,800	5	\$300	
ighting								
Interior Lighting	2004			0005	<b>***</b> *	10	¢11.000	
Fluorescent	30%	4 15.4		2027	\$226,400	10	\$11,800	
	-	: And Fixti : Basemei	ures, Extent : Model nt	rate, Are	a Affected : 100%			
Fluorescent	70%			2027	\$528,300	10	\$27,600	
	-		t Light, Extent : Mo out The Building	oderate, 1	Area Affected : 100	0%		
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

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

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

# HARLEM ONE MENS RESIDENCE

Asset # : 1958

Electrical		Current	ASSEL $\pi$ . I		e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm								
Security System								
No Component	70%							
Generic	30%			2027	\$41,700	1	\$4,800	
			Extent : Moderate, .		ected : 100%			
			s And Public Space					
	Explana	tion : CCT	V Surveillance Can	nera				
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$475,500	1-3	\$26,500	
			Extent : Moderate, .	Area Affe	ected : 100%			
		-	out The Building		C I D .	47		
	Explana	tion : Strob	pe Lights, Manual I	Pull Statio	ons, Smoke Detecte	ors, Alari	m Bells And Horns	
Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	THOTH
Туре	Totai	(10015)				(115)		
Heating								
Energy Source						_		
Fuel Oil No 2		Now	\$8,400	2037	* *	5	\$6,700	
			: Severe, Area Affe	ected : 20	1%			
	Location	ı : Oil Tank	[					
Conversion Equipment	1000/	2.4	<b>\$270.200</b>	20.47	* *	1	<b>\$30.300</b>	
Steam Boiler	100%		\$278,300	2047		1	\$38,300	
		iea Lije, Ex 1 : Boilers	ctent : Moderate, A	rea Ајјес	tea : 100%			
			Tutout . Light Augo	Affected	. 1000/			
		i : Boiler R	Extent : Light, Area	Ајјесіей	. 100%			
Distribution	Explana	tion : 2 Un	lls					
Central Plant Steam	100%			2027	\$727,700	4	\$3,200	
Piping/Pmp	10070			2027	\$727,700	7	\$5,200	
Terminal Devices								
Air Handler	25%			2032	* *	1	\$6,700	
Convector/Radiator	75%			2025	\$172,600	1	\$10,400	
Air Conditioning				-			,	
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	5%			2035	* *	2	\$100	
Cooling								
Window/Wall Unit	25%			2022	\$22,400	1		
No Component	70%							
Ventilation								
Distribution						_	<b>.</b>	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,000	

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

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

Asset # : 1958

Mechanical	Current Repair			e Replacement	Μ	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
entilation								
Exhaust Fans								
Interior	25%		2027	\$38,200	2	\$300		
Roof	75%		2022	\$53,500	2	\$1,000		
lumbing								
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%							
ire Suppression								
Sprinkler								
Generic	100%		2047	* *	1-2	\$12,000		
Chemical System								
Generic	100%		2022	\$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.

#### Print Date: 08-Sep-2020

#### **DEPT. OF HOMELESS SERVICES - FY 2021**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	<ul> <li>HELP 1</li> <li>515 BLAKE AVE</li> <li>BROOKLYN</li> <li>DHS0088.000 / 14</li> <li>123,910</li> <li>26-Jun-2017</li> <li>Roof, Floors 1</li> <li>3766 Lot</li> </ul>	1349	Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1987 / 2009 : HOMELESS SERVIC : NONE : 3252577	CES
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$2,528,500		\$824,500
Interior Architect			<i> </i>		\$1,525,500
Electrical			\$1,593,100		\$259,600
Mechanical			\$718,300		\$852,200
Total			\$4,839,900		\$3,461,700
Importance Code	А		\$2,594,400		\$1,560,000
Importance Code	В		\$2,245,500		\$1,713,500
Importance Code	С				\$188,300
Total			\$4,839,900		\$3,461,700
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$38,700	\$6,200	\$3,800	
Interior Architect	ure	\$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	А	\$43,500	\$12,600	\$9,900	\$6,100
Importance Code	В	\$42,400	\$50,900	\$27,700	\$28,800
Importance Code	C	\$8,900			
Total		\$94,800	\$63,500	\$37,500	\$34,900



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.

#### HELP 1

#### Asset # : 14349

chitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$10,000	
Stucco Cement		Now	\$222,100	2033	* *	5	\$179,500	
		0		lerate, Ar	ea Affected : 10%			
		: Through						
		-	amage, Extent : Li	-	a Affected : 10%			
			ior Stair Locations					
			xtent : Moderate,	Area Affe	ected : 100%			
			l West Wings					
	Explana	tion : This	Component Is Acti	ally EIF.	S Cladding.			
Windows								
Aluminum		Now	\$1,345,800	2053	* *	5	\$15,000	
	-		nt : Moderate, Area	a Affected	d : 100%			
		: Apartme						
			ts, Extent : Moder	ate, Area	Affected : 25%			
		: Apartme						
			ct, Extent : Moder	ate, Area	Affected : 25%			
		a : Apartme						
		0	xtent : Moderate,	Area Affe	ected : 30%			
	Location	: Apartme	nts					
Aluminum	20%			2044	* *	5	\$7,500	
Parapets					at at	_		
Concrete Masonry Unit	15%			LIFE	* *	5	\$1,900	
Metal Rail	5%		<b>* -</b>	2033	* *	5-10	\$10,200	
Stucco Cement	80%		\$5,000	2033	* *	5	\$11,700	
			Extent : Light, Ar nt Wing Roofs	ea Affect	ed : 10%			
			xtent : Moderate,	Area Affe	ected : 100%			
	Location	i : Apartme	nts					
	Explana	tion : This	Component Is Acti	ally E I I	F S Cladding Syste	т		
Roof								
Modified Bitumen		Now	\$9,100		* *			
			ent : Light, Area A	-	15%			
			st And West Wings					
		pair Evider 1 : West Wil	nt, Extent : Light, A ng	lrea Affe	cted : 2%			
	Vegetation	n Growth, E	Extent : Light, Area West Wing Scupp					
Modified Bitumen		Now	\$24,600	2028	\$246,200			
	Blisters, E	xtent : Ligi	ht, Area Affected : hter Main Roof		÷= 10,200			
	Patching I		tent : Moderate, A	rea Affec	ted : 25%			
	Ponding, I	Extent : Lig	ht, Area Affected .	15%				
	0,	.6						

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

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

#### HELP 1

#### Asset # : 14349

Architecture		Current R	lepair	Future Replacement			laintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%		\$960,600	LIFE	* *	5	\$398,800	
	-	-	Extent : Moderate	-	ffected : 20%			
		-	Steel Railing Supp					
			nt, Extent : Moder	ate, Area	n Affected : 20%			
	Location :	: Apartmer	nt 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%		\$7,500	2033	* *			
	-	-	Extent : Light, Are					
	Location :	Front En	trance On Blake A	venue Ar	nd Lillie F. Martin	Lane		
On-Site Walkways								
Cast in Place Concrete	75%			2041	* *			
Pavers/Stone	25%			2037	* *			
	Other Obse	rvation, E:	xtent : Light, Area	Affected	: 100%			
	Location :	Through	out Walkways					
	Explanati	on : Preca	st Concrete Paver	\$				
Activity Yard								
Cast in Place Concrete	50%			2041	* *			
Rubber Matting	50%			2033	* *			
-			xtent : Light, Area Playground Area	Affected	: 100%			
	Explanation	on : Poure	d-In-Place Rubbe	r Playgro	ound Surface			
Electrical		Current R	epair	Futur	e Replacement	M	laintenance	

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

Under 600 Volts

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

HELP 1

Asset # : 14349

Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2038	* *	5	\$500	
	Other Obs	ervation, Extent : Light, Area	Affected	l : 100%			
		a : Electrical Rooms 1 And 2					
	Explana	tion : 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	
round							
Grounding Devices							
Not Accessible	100%						
ighting							
Interior Lighting							
Fluorescent	90%		2033	* *	10	\$102,300	
		ervation, Extent : Light, Area	Affected	l : 100%			
		: Throughout The Building					
	-	tion : 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	* *			
larm							
Security System							
No Component	60%						
Generic	40%		2023	\$160,100	1	\$18,500	
		ervation, Extent : Light, Area	Affected	l : 100%			
		: Outside					
	Explana	tion : CCTV Surveillance Can	iera Sysi	tem			
Fire/Smoke Detection							
No Component	60%						
Generic, Analog	40%		2023	\$548,000	1-3	\$30,500	
		ervation, Extent : Light, Area	Affected	l : 100%			
		e : Hallways					
	Explana	tion : 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.

HELP 1

Asset # : 14349

Mechanical		Current	Repair	Futu	e Replacement	Μ	aintenance	
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							<b>* *</b> * *	
Hot Water Boiler	77%			2026	\$735,400	1	\$47,200	
		ervation, E 1 : 2 Boiler	Extent : Light, Area	Ајјестеа	2:100%			
		tion : 2 Boi	iler Rooms, Each H	las A Hy	drotherm Unit With	h 4 Burne	ers. Each Unit Is	
Hot Water Boiler	-	Now	\$65,900	2041	* *	1	\$12,700	
	Broken, E.	xtent : Seve	ere, Area Affected :	100%			. ,	
	Location	: Boiler R	oom					
Distribution								
Hot Wtr Piping/Pump	80%			2036	* *	4	\$4,900	
Hot Wtr Piping/Pump		Now	\$38,600	2053	* *	4	\$1,200	
			ere, Area Affected :	30%				
	Location	a : Both Bo	ller Rooms					
Terminal Devices Convector/Radiator	100%			2033	* *	1	\$40,000	
Air Conditioning	10070			2055		1	\$40,000	
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Ext Pkg Unit -	28%	Now	\$173,700	2033	* *	2	\$1,700	
Heating/Cooling								
			t : Severe, Area Af	fected : 3	80%			
			tration Roof					
Ext Pkg Unit -	10%	4+	\$155,100	2038	* *	2	\$600	
Heating/Cooling	Obsolated	Faringer	Entout Light An	a Affaat	d . 1000/			
			Extent : Light, Are tration Roof	a Affecte	24.10070			
No Common ant	62%							
No Component Distribution	02%							
Distribution Ductwork/Diffusers	20%			LIFE	* *	2	\$32,200	
No Component	80%			LIIL		2	\$52,200	
Terminal Devices	0070							
Fan Coil - 2 Pipe	5%	Now	\$44,800	2038	* *	1	\$1,800	
1	Damaged,	Extent : M	loderate, Area Affe		6			
			Hospital, Board C ectrical Defects	)f Educai	tion Office And Sta	ff Lounge	e, Multiple	
No Component	95%							
Ventilation								
Distribution	••••			1 100	بالاربول	a -	<b>#12</b> 000	
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$13,800	
No Component	80%							

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

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

#### HELP 1

#### Asset # : 14349

Mechanical	0	Current Repair			e Replacement	М	aintenance	
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation								
Exhaust Fans								
Roof	80%		\$164,600	2038	* *	2	\$2,400	
		-	nt : Moderate, Area					
			ltiple Mechanical					
			xtent : Severe, Are	a Affecte	ed : 100%			
	Location :							
		n : Bathr	oom Problems Wil		Due To Lack If Exh			
Roof	20%			2028	\$41,100	2	\$800	
Plumbing								
H/C Water Piping	100%			2038	* *	1		
Brass/Copper Water Heater	100%			2038		1		
Gas Fired	100%	4+	\$75,600	2028	\$75,600	2	\$1,400	
Gastried			erate, Area Affecte		\$75,000	2	\$1,400	
			er Pumps In Boiler					
			xtent : Light, Area		· 100%			
			chanical Rooms	11,0000000	. 100/0			
	Explanation	n : 2 Uni	ts Per Room					
Sanitary Piping	1							
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	
			xtent : Light, Area	Affected	1:10%			
	Location :							
	Explanation	ı : Boile	r Feed Water Pipir	ng Only				
Fixtures	1000/							
Generic	100%							
Fire Suppression								
Sprinkler Generic	100%			2038	* *	1-2	\$34,700	
Generic		Prevent	er, Extent : Moderd		Affected · 100%	1-2	\$54,700	
	Location :			, 111 CU	-11jeereu : 10070			
		0	xtent : Moderate, 2	Area Affe	ected : 70%			
	Location :							
	Explanation	n : Sprin		g The Un	its, Are Take-offs I	From The	e Domestic Water	

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

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

#### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address		GARDEN LOOP WA	OOP WARDS ISLAND					
Borough	: MANHATTA	N	Agency's Number	: N/A				
Program / Asset #	: DHS0090.000	/ 14721	Yr Built/Renovated	:				
Area Sq Ft	: 12,341		<b>Project Type</b>	: HOMELESS SERVIC	ES			
Date of Survey	: 04-Dec-2017		Landmark Status	: NONE				
Areas Surveyed	: Roof, Floors 1	l						
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	В		\$174,800		\$94,100			
Total			\$174,800		\$94,100			
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025			
Exterior Archited	ture	\$55,400		\$31,500	\$1,000			
Interior Architect	ture	\$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	e 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.

# **HELP SEC - COTTAGE #1**

#### Asset # : 14721

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	
		ar Miss/Er : Exterior	od, Extent : Moder Walls	ate, Area	a Affected : 10%			
Windows								
Aluminum	98%			2045	* *	5	\$1,900	
Metal Louvers	2%			2038	* *	10	\$200	
Roof								
Single Ply Membrane	95%			2034	* *	10	\$31,500	
Skylight, Plastic		Now	\$32,700	2034	* *	1		
		ssing Elem : Through	ents, Extent : Mod out	erate, Ar	ea Affected : 20%			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
nterior								
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	
ite Enclosure							· · · ·	
Fence/Gates								
Aluminum Rail	10%			2034	* *	5-10		
Chain Link	90%			2039	* *			
ite Pavements	2070							
On-Site Walkways								
Asphalt	20%			2032	* *			
Cast in Place Concrete	80%			2032	* *			
Activity Yard	0070							
Asphalt	100%			2038	* *			
Electrical		Current	Popoir	Enter	o Poplacement		aintananee	
	0/ 5	Current F	-		e Replacement		aintenance	<b>n</b> ( )
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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### **HELP SEC - COTTAGE #1**

#### Asset # : 14721

		Asset # : 1			_		
Electrical		Current Repair	Futur	e Replacement		aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2029	\$2,700	5	\$100	
		ervation, Extent : Light, Are	a Affected	: 100%			
		: Electrical Room					
	Explanat	tion : 1- 400 Amperes Main	Disconnec	t Switch			
Transformers							
Dry Type	100%		2027	\$16,900	5		
		ervation, Extent : Light, Are	a Affected	1:100%			
		: Electrical Room					
	Explanat	tion : 1- 112.5 Kilovolt-ampe	ere, 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				<b>.</b>			
Thermoplastic	95%		2029	\$17,700	1		
Thermoplastic	5%		2059	* *	1		
Motor Controllers	1000/			<b>**</b>	_	<b>* 1 0 0</b>	
Locally Mounted	100%		2027	\$39,900	5	\$100	
ighting							
Interior Lighting	0.00/		2024	* *	10	¢11 100	
Fluorescent	98%	And Fintence Futant , Light	2034		10	\$11,100	
	-	And Fixtures, Extent : Ligh : Throughout The Building	t, Area Aff	lected : 100%			
		. Inrougnout The Buttaing		<b>* 1 *</b> * *	-		
Incandescent	2%		2024	\$4,300	2		
Egress Lighting							
Emergency, Service	60%		2034	* *	1		
Exit, Service	40%		2029	\$1,800	1		
Exterior Lighting	1000/		• • • •	<b>.</b>	10		
HID	100%		2024	\$49,800	10		
larm							
Security System	700/						
No Component	70%		2024	* *	1	¢1 400	
Generic	30%		2034	* *	1	\$1,400	
Fire/Smoke Detection	700/						
No Component	70%		2024	* *	1.2	<b>40.000</b>	
Generic, Digital	30%		2034	Υ Ϋ́	1-3	\$2,300	
Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit

Heating

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

# **HELP SEC - COTTAGE #1**

#### Asset # : 14721

Mechanical		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Plant Campus Steam / PRV	100%		2049	* *	1		
Terminal Devices Convector/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	1000/		2025	<b>\$54.100</b>			
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.

#### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address	: HELP SEC : 125 SUNKI			OOP WARDS ISLAND					
Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: MANHATTAN		2	Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : : HOMELESS SERVICES : NONE : 1088089	5			
BIOCK	: 1019	LOU	. 10	BIN	: 1000009				
CAPITAL				FY 2022 - 2025		FY 2026 - 2031			
Electrical				\$49,800		\$39,900			
Mechanical				\$125,100		\$54,100			
Total				\$174,800		\$94,100			
Importance Code	В			\$174,800		\$94,100			
Total				\$174,800		\$94,100			
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025			
Exterior Architec	ture		\$32,700		\$31,500	\$1,000			
Interior Architect	ure		\$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	А		\$32,700		\$31,600	\$1,000			
Importance Code	В		\$5,800	\$1,800	\$23,100	\$3,100			
Importance Code	С			\$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.

# HELP SEC - COTTAGE #2

### Asset # : 14722

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior Exterior Walls							
Cast in Place Concrete	2%		LIFE	* *	5	\$1,200	
Glass: Special Gauge	270 5%		LIFE	* *	1	\$1,200	
Masonry: Brick Cavity	93%		LIFE	* *	5	\$11,300	
Windows	9370		LIFL		5	\$11,300	
Aluminum	98%		2045	* *	5	\$1,900	
Metal Louvers	98% 2%		2043	* *	5 10	\$1,900	
	270		2038		10	\$200	
Roof	050/		2024	* *	10	¢21.500	
Single Ply Membrane	95%	NL	2034	* *	10	\$31,500	
Skylight, Plastic		Now \$32,700	2034		1		
		issing Elements, Extent : Mo : Throughout	derate, Ar	ea Affected : 30%			
Soffits Cast in Place Concrete	100%		LIFE	* *	5		
terior					-		
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$2,000	
Ceramic Tile	5%		2038	* *	5	\$900	
Quarry Tile	10%		2030	* *	5	\$2,800	
Vinyl Tile	80%		2034	* *	3	\$7,400	
Interior Walls	0070		2051		5	\$7,100	
Ceramic Tile	5%		2038	* *	5	\$1,400	
Concrete Masonry Unit	95%		LIFE	* *	5	\$10,400	
Ceilings	7570		LIIL		5	\$10,400	
AcousTileSusp.Lay-In	30%		2042	* *	5	\$5,300	
Embossed Metal	50% 60%		LIFE	* *	5	\$4,700	
Exposed Concrete	10%		LIFE	* *	5	\$300	
^	10%		LIFE		3	\$300	
te Pavements							
On-Site Walkways	1000/		2042	* *			
Cast in Place Concrete	100%		2042				
lectrical		Current Repair	Entre	e Replacement	м	aintenance	
		Current Repair	Futur	e Replacement			
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
	1						
nder 600 Volts							
Service Equipment Fused Disc Sw	100%		2029	\$2,700	5	\$100	
TUSCU DISC SW		ervation, Extent : Light, Are			5	\$100	
		ervation, Extent ? Light, Are : Electrical Room	и Ајјестей	. 100/0			
			Discomer	et Switch			
Treese	Explanal	tion : 1- 400 Amperes Main	Disconnec	switch			
Transformers	1000/		2027	¢17 000	-		
Dry Type	100%	Enter til 1	2027	\$16,900	5		
		ervation, Extent : Light, Are	a Affected	100%			
		: Electrical Room tion : 1- 112.5 Kilovolt-ampo	1001	200/1201			
	Explana	tion · I III · Kilovolt amn	ro AXIIhu	= /11X/1/11/v			

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

# **HELP SEC - COTTAGE #2**

Asset # : 14722

Electrical		Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	s And Fixtures, Extent : Light	, Area Af	fected : 100%			
	Location	: Throughout The Building					
Incandescent	2%		2024	\$4,300	2		
Egress Lighting				4 .,2			
Emergency, Service	60%		2034	* *	1		
Exit, Service	40%		2029	\$1,800	1		
Exterior Lighting	.070			\$1,000	-		
HID	100%		2024	\$49,800	10		
Alarm	10070			\$ .5,000	10		
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$1,400	
Fire/Smoke Detection	2070		2001		-	\$1,100	
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$2,300	
	5070		2034		1-5	\$2,500	
Mechanical		Current Repair	Futu	e Replacement	М	aintenance	
System	0/ 6	•					<b>D</b> • •
Component	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	TUTAL		r I		(115)		
Heating							
Energy Source							
Plant Campus Steam /	100%		2049	* *	1		
PRV							
Terminal Devices							
Convector/Radiator	100%		2034	* *	1	\$4,000	
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
Electricity	100%		2037	* *	1		

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

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

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# **DEPT. OF HOMELESS SERVICES - 071**

# HELP SEC - COTTAGE #2

#### Asset # : 14722

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
<b>Conversion Equipment</b>							
Exterior Pkg Unit -	90%		2024	\$89,900	2	\$700	
Cooling							
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.

<sup>\*\*</sup> 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 Address	: HELP SE : 126 SUNI		AGE #3 DEN LOOP WA	ARDS ISLAND		
Borough	: MANHA'	TTAN		Agency's Number	: N/A	
Program / Asset #	: DHS0092	.000 / 1472	3	Yr Built/Renovated	:	
Area Sq Ft	: 12,341			<b>Project</b> Type	: HOMELESS SERVI	CES
Date of Survey	: 04-Dec-2(	017		Landmark Status	: NONE	
Areas Surveyed	: Roof, Flo					
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	В			\$174,800		\$94,100
Total				\$174,800		\$94,100
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture				\$31,500	\$1,000
Interior Architect	ure		\$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	А				\$31,600	\$1,000
Importance Code	В		\$5,800	\$1,800	\$23,100	\$3,100
Importance Code	С		\$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.

## **HELP SEC - COTTAGE #3**

#### Asset # : 14723

Architecture	Current Repair F		Futur	Future Replacement		aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls							
Cast in Place Concrete	2%		LIFE	* *	5	\$1,200	
		ded, Extent : Light, Area Aff	ected : 2%	ó			
		: Various					
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		
iterior							
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	
te Pavements							
On-Site Walkways							
Asphalt	5%		2038	* *			
Cast in Place Concrete	95%	4+ \$300	2042	* *			
	Cracking/	Crumbling, Extent : Modera	te, Area A	ffected : 2%			
	Location	: Front Entrance	·				
Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated 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	a Affected : 100	00%			
	Location : Electrical Room					
	Explanation : One 400 Amperes Main	n Disconnect S	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.
#### **HELP SEC - COTTAGE #3**

#### Asset # : 14723

		A3561#.1-	+/ ZJ				
Electrical		Current Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts	<u>en la constante de la constante de</u>						
Transformers							
Dry Type	100%		2027	\$16,900	5		
	Location	ervation, Extent : Light, Area a : Electrical Room tion : One 112.5 Kilovolt-amp					
Raceway	Елрини	uon . One 112.5 Kuovou-amp	<i>Jere</i> , 400	nv-200/120iv			
Conduit	95%		2029	\$14,100	1		
Conduit	5%		2029	\$14,100	1		
Panelboards			2039		1		
Fused Disc Sw	4%		2028	\$1,300	5		
Fused Disc Sw	470 1%		2028	\$1,500	5		
Molded Case Bkrs	95%		2034	\$30,300	5	\$300	
	9370		2028	\$30,300	5	\$300	
Wiring Thermoplastic	95%		2029	\$17,700	1		
1	93% 5%		2029	\$17,700 **	1		
Thermoplastic	370		2039		1		
Motor Controllers	1000/		2027	\$20,000	5	¢100	
Locally Mounted	100%		2027	\$39,900	5	\$100	
ighting							
Interior Lighting	98%		2034	* *	10	¢11 100	
Fluorescent		s And Fixtures, Extent : Light			10	\$11,100	
	-	s And Fixidres, Extent . Light i : Throughout The Building	, Area Aj	lecieu . 100%			
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		
larm							
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	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating			-				-
Energy Source							
Plant Campus Steam / PRV	100%		2049	* *	1		
Terminal Devices Convector/Radiator	100%		2034	* *	1	\$4,000	
Plant Campus Steam / PRV Terminal Devices						\$4,00	0

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

#### **HELP SEC - COTTAGE #3**

#### Asset # : 14723

Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
<b>Conversion Equipment</b>							
Exterior Pkg Unit -	90%		2024	\$89,900	2	\$700	
Cooling							
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.

<sup>\*\*</sup> 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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	<ul> <li>HELP SE</li> <li>127 SUNI</li> <li>MANHA'</li> <li>DHS0093</li> <li>12,341</li> <li>04-Dec-20</li> <li>Roof, Flo</li> <li>1819</li> </ul>	KEN GARI TTAN 5.000 / 1472 017	DEN LOOP WA	ARDS ISLAND Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : : HOMELESS SERVIC : NONE : 1088091	CES
CAPITAL	. 1017	200				EV 2020 2024
Interior Architect	140			FY 2022 - 2025		<b>FY 2026 - 2031</b> \$142,500
Electrical	ule			\$49,800		\$39,900
Mechanical				\$125,100		\$59,900
Total				\$174,800		\$236,600
Importance Code	В			\$174,800		\$236,600
Total				\$174,800		\$236,600
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture		\$16,700		\$31,500	\$1,000
Interior Architect	ure		\$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	А		\$16,700		\$31,600	\$1,000
Importance Code	В		\$4,000	\$3,800	\$22,400	\$1,300
Importance Code	С			\$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.

### **HELP SEC - COTTAGE #4**

#### Asset # : 14724

Architecture		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated 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		
		issing Elemen : Throughou	ts, Extent : Seve t	re, Area	Affected : 30%			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
nterior								
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	
ite Pavements								
On-Site Walkways	0.00/			2022	* *			
Asphalt	90%			2032	* *			
Cast in Place Concrete	10%			2034	<u> </u>			
Electrical		Current Re	pair	Futur	e Replacement	М	aintenance	
System	9/ 26				-			Destautt
Component Type	% of Total	(Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100%2029\$2,7005\$100Other Observation, Extent : Light, Area Affected : 100%Location : Electrical RoomSince the second second

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.

#### **HELP SEC - COTTAGE #4**

#### Asset # : 14724

Electrical		Current Repair		e Replacement		aintenance	
System Component	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	Total	(1000)			(115)		
Jnder 600 Volts							
Transformers	1000/		0005	¢1.             	-		
Dry Type	100%		2027	\$16,900	5		
		ervation, Extent : Light, Area	i Affectea	1:100%			
		: Electrical Room	(0.0				
	Explana	tion : One 112.5 Kilovolt-amp	pere, 480	hv-208/120lv			
Raceway	- 0 /			ala ala			
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	s And Fixtures, Extent : Light,	, Area Af	fected : 100%			
	Location	a : 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	.070		_0_/	\$1,000	-		
HID	100%		2024	\$49,800	10		
Alarm	10070		2021	\$19,000	10		
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$1,400	
Fire/Smoke Detection	5070		2034		1	\$1,400	
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$2,300	
Generie, Digital	3070		2034		1-5	\$2,500	
Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component	% of	Fail Date Estimated Cost		Estimated Cost	•	<b>Estimated Cost</b>	Priorit
Туре	Total	(Years)	FY		(Yrs)		
Heating							
Energy Source							
Plant Campus Steam /	100%		2049	* *	1		
PRV	10070		2079		1		
Terminal Devices							
Convector/Radiator	100%		2034	* *	1	\$4,000	
	100/0		2054		1	φ <del>τ</del> ,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.

### **HELP SEC - COTTAGE #4**

#### Asset # : 14724

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	90%		2024	\$89,900	2	\$700	
Cooling							
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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

\$2,249,900

#### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Total

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	<ul> <li>HELP SE</li> <li>111 SUNI</li> <li>MANHA'</li> <li>DHS0089</li> <li>68,087</li> <li>04-Dec-20</li> <li>Roof, Floo</li> </ul>	KEN GARE TTAN 9.000 / 1472( )17	DEN LOOP W	VARDS ISLAND Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1955 / 1985 : HOMELESS SERVICES : NONE
Block	: 1819	Lot	: 10	BIN	: 1088087
CAPITAL				FY 2022 - 2025	FY 2026 - 2031
Exterior Architec	ture			\$2,081,200	\$277,500
Interior Architect	ure			\$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	А			\$2,081,200	\$277,500
Importance Code	В			\$1,299,700	\$1,933,000
Importance Code	С			\$160,100	\$39,300

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

\$3,541,000



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.

#### HELP SEC - MAIN BLDG.

#### Asset # : 14720

Architecture		Current F	Repair	Futur	e Replacement	ent Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	st Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Cast in Place Concrete	45%		\$847,700	LIFE		* 5	\$176,000	1
	-	-	Extent : Severe, A					
			Locations, Front, 1					
	-		tent : Severe, Area					
		-	Building In Courty					
	-	-	ent, Extent : Severe					
			Concrete Stair New	ar Front	Of Building, Re	ar Elevatio	on And Various	
	Location Spalling		donato Anoa Affor	tad . 150	/			
		1 : Various	derate, Area Affect Locations	ieu : 15%	0			
Maganmu Drials Cavity	55%		Locuitons	LIFE	*	* 5	\$42,000	
Masonry: Brick Cavity Windows	3370			LIFE		. 3	\$43,000	
Aluminum	95%			2045	*	* 5	\$16,800	
Metal Louvers	5%			2045	*	* 10	\$5,500	
Parapets	570			2050		10	\$5,500	
Cast in Place Concrete	100%			LIFE	*	* 5	\$58,600	
Roof	10070			LIIL		5	\$20,000	
Single Ply Membrane	100%	Now	\$1,233,500	2037	*	*		1
8 7			tent : Severe, Area		: 10%			
		i : Main Ro		55				
	Patching	Evident, Ex	tent : Moderate, Ai	rea Affec	ted : 10%			
		i : Main Ro						
	Ponding,	Extent : Sev	ere, Area Affected	: 20%				
	Location	n : Main Ro	of					
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	ed : 20%			
	Location	n : Main Ro	of					
	Explana	tion : Air P	ockets					
Soffits								
Cast in Place Concrete	100%			LIFE	*	* 5		
terior								
Floors	00/	0.0	¢4.500	LIPP	*	* 5	¢17.000	
Cast in Place Concrete	8%		\$4,500 Extent : Light, Are	LIFE		* 5	\$17,800	
	0	Crumbling, 1 : Through	0	ea Affecie	ea : 10%			
				2020	ىد	* 5	<b>#2</b> (00)	
Ceramic Tile	7%		\$14,800	2038		* 5	\$3,600	
			Extent : Light, Are	ea Affecte	ed : 20%			
		1 : Through						
Quarry Tile	15%		\$46,900	2042		* 5	\$11,500	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 10	%		
		i : Kitchen .						
Vinyl Tile	70%		\$32,400	2034		* 3	\$26,800	
			Extent : Light, Are	ea Affecte	ed : 20%			
	Location	i : Through	out					

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

### HELP SEC - MAIN BLDG.

#### Asset # : 14720

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit				LIFE	* *	5	\$39,300	
Glass Block	5%			LIFE	* *			
Masonry: Brick	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%		\$78,600	2034	* *	5	\$15,200	
	-		Extent : Severe, A	rea Affec	cted : 40%			
	Location	: Through	out					
Exposed Concrete	70%			LIFE	* *	5	\$11,100	
ite Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$160,100	2055	* *			
	Broken/M	issing Elen	ents, Extent : Seve	re, Area	Affected : 20%			
	Location	: Various						
	Corrosion	/Rusting, E	xtent : Severe, Are	a Affecte	ed : 40%			
	Location			55				
Free Standing Walls								
Masonry: Brick	100%	Now	\$16,500	2059	* *			
1.1			Extent : Severe, A		cted : 80%			
	-	-	Dock Area, Garba					
ite Pavements				0				
On-Site Walkways								
Asphalt	30%			2032	* *			
Cast in Place Concrete	70%			2042	* *			
Parking/Driveway	, , , ,			20.2				
Asphalt	100%			2032	* *			
rispitate	10070			2052				
lectrical		Current I	Repair	Futur	e Replacement	М	aintenance	
vstem	0 (     0							
Component	% of		Estimated Cost		Estimated Cost	-	Estimated Cost	Priori
Туре	Total	(Years)		FY		(Yrs)		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$22,200	5	\$300	
		ervation, E	Extent : Light, Area			-	40.00	
		: Electrica	-	55				
			1,200 Amperes Ma	in Discoi	nnect Switch			
Transformers	<i>r</i>		· · · · · · · · · · · · · · · · · · ·					
Dry Type	100%			2027	\$16,900	5	\$300	
		ervation F	Extent : Light, Area			5	φ500	
		ervation, E : Electrica	Ų		. 100/0			
			0 Kilovolt-ampere	And 1_ 7	5 Kilovolt-ampere	480hv-2	08/1201	
Switchgear / Switchboard	ыргини		o miovoii-unipere	21nu 1- /	5 milliovon-umpere	100111-2	00/12011	
Fused Disc Sw	100%			2029	\$120.400	5	\$300	
LAPER DISC 2M	10070			2029	\$130,400	5	\$200	

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

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

### HELP SEC - MAIN BLDG.

Asset # : 14720

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System	% of Fail Date Estimated Cos	t Vear	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priority
Component	Total (Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	Thomy
Туре						
Jnder 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, Are	ea Affected	: 100%			
	Location : Generator Room					
	Explanation : One 40 Kilowatt					
Batteries	1000/		¢1 (00	-	<b>#2 5</b> 00	
Lead/Acid	100%	2022	\$1,600	5	\$2,500	
Fuel Storage			<b>**</b> < ~ ~	_	<b>*</b> < <b>*</b> < <b>*</b>	
Day Tank	50%	2028	\$2,600 * *	5	\$6,300	
Main Tank	50%	2032	* *	5	\$1,000	
Lighting						
Interior Lighting	500/	0004	<b><i><b></b></i></b>	10	<b>#21.20</b> 0	
Fluorescent	50%	2024	\$597,500	10	\$31,200	
	T-12 Lamps And Fixtures, Extent : Lig		<i>jjectea : 100%</i>			
	Location : Throughout The Building					
Fluorescent	10%	2039	* *	10	\$6,200	
	T-8 Lamps And Fixtures, Extent : Light		fected : 100%			
	Location : Throughout The Building					
Fluorescent	Location : Throughout The Building	2034	* *	10	\$6,200	
Fluorescent		2034		10	\$6,200	
Fluorescent	10%	2034		10	\$6,200	
	10% Compact Fluorescent Light, Extent : 1 Location : Hallway And Cafeteria	2034 Light, Area				
Fluorescent	10% Compact Fluorescent Light, Extent : 1 Location : Hallway And Cafeteria 30%	2034 Light, Area 2034	Affected : 100%	10	\$6,200	
	10% Compact Fluorescent Light, Extent : 1 Location : Hallway And Cafeteria 30% T-8 Lamps And Fixtures, Extent : Ligh	2034 Light, Area 2034 ht, Area Afj	Affected : 100%			
Fluorescent	10% Compact Fluorescent Light, Extent : 1 Location : Hallway And Cafeteria 30%	2034 Light, Area 2034 ht, Area Afj	Affected : 100%			
Fluorescent Egress Lighting	10% Compact Fluorescent Light, Extent : I Location : Hallway And Cafeteria 30% T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building	2034 Light, Area 2034 ht, Area Afj	Affected : 100% ** fected : 100%	10		
Fluorescent Egress Lighting Emergency, Service	10% Compact Fluorescent Light, Extent : 1 Location : Hallway And Cafeteria 30% T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building 40%	2034 Light, Area 2034 ht, Area Afj 2024	Affected : 100%	10		
Fluorescent Egress Lighting	10% Compact Fluorescent Light, Extent : I Location : Hallway And Cafeteria 30% T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building	2034 Light, Area 2034 ht, Area Afj	Affected : 100%	10		

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

#### HELP SEC - MAIN BLDG.

Asset # : 14720

		A5561#.				aintenance	
Electrical		Current Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Lighting							
Exterior Lighting							
HID	100%		2024	\$274,500	10	\$200	
Alarm							
Security System	700/						
No Component Generic	70% 30%		2034	* *	1	\$7,600	
Fire/Smoke Detection	50%		2034		1	\$7,000	
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$13,000	
	5070		2031		15	\$15,000	
Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date Estimated Cos	st Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component Type	Total	(Years)	FY		(Yrs)		
Heating							
Energy Source							
Plant Campus Steam /	100%		2049	* *	1		
PRV							
Terminal Devices							
Convector/Radiator	95%		2027	\$346,300	1	\$20,900	
Fan Coil Unit/Heat	5%		2024	\$51,000	1	\$1,100	
Air Conditioning							
Energy Source	1000/		• • • =				
Electricity	100%		2037	* *	1		
Conversion Equipment	400/	0.2 0.44.100	2020	¢220.500	2	¢1 200	
Exterior Pkg Unit - Cooling	40%	0-2 \$44,100	) 2029	\$220,500	2	\$1,300	
Cooling	Not in Ser	vice, Extent : Severe, Area	Affected · 4	0%			
		: Second Floor	19900104 . 1	070			
Split Unit	20%		2029	\$290,700			
Window/Wall Unit	40%		2029	\$56,800	1		
Ventilation	1070		2021	\$50,000	1		
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$38,000	
Exhaust Fans						,	
Interior	80%		2029	\$193,800	2	\$1,700	
Roof	20%		2029	\$22,600	2	\$400	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2027	\$298,700	1		
Sanitary Piping	1000			л. •			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/	N		به به	1		
Cast Iron		Now \$7,100		* *	1		
		ent, Extent : Severe, Area A	ijjectea : 10	1070			
	Location	: Roof Area					

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

#### HELP SEC - MAIN BLDG.

Asset # : 14720

Mechanical	Current Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es FY	timated 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 : Se	vere, Area Affected :	100%			
	Location : 1st Floor To 2nd 1	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	

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

<sup>\*\*</sup> 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

: HELP SEC - STORAGE BLDG.		
: 133 SUNKEN GARDEN LOOP V	VARDS ISLAND	
: MANHATTAN	Agency's Number : N/A	
: DHS0094.000 / 14739	Yr Built/Renovated :	
: 2,034	Project Type : HOMELESS SERVICES	
: 25-Jun-2014	Landmark Status : NONE	
: Floors 1		
: 1819 Lot : 10	BIN : 1088092	
	<ul> <li>: 133 SUNKEN GARDEN LOOP V</li> <li>: MANHATTAN</li> <li>: DHS0094.000 / 14739</li> <li>: 2,034</li> <li>: 25-Jun-2014</li> <li>: Floors 1</li> </ul>	<ul> <li>133 SUNKEN GARDEN LOOP WARDS ISLAND</li> <li>MANHATTAN Agency's Number : N/A</li> <li>DHS0094.000 / 14739 Yr Built/Renovated :</li> <li>2,034 Project Type : HOMELESS SERVICES</li> <li>25-Jun-2014 Landmark Status : NONE</li> <li>Floors 1</li> </ul>

### 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. Estimates are rounded to the nearest hundred dollars.

### **HELP SEC - STORAGE BLDG.**

#### Asset # : 14739

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$6,200	
Windows								
Aluminum	100%			2041	* *	5		
Roof								
Not Accessible	100%							
nterior								
Floors	1000/							
Not Accessible	100%							
Interior Walls	1000/							
Not Accessible	100%							
Ceilings	1000/							
Not Accessible	100%							
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	0/ .6							D.:
Component	% of Total	(Years)	Estimated Cost	y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
Туре	Total	(1 cars)		F I		(115)		
Jnder 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. Estimates are rounded to the nearest hundred dollars.

#### **HELP SEC - STORAGE BLDG.**

#### Asset # : 14739

Mechanical		Current Repair	Futur	e Replacement	M	laintenance	
System	% of	Fail Date Estimated Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component Type	Total	(Years)	FY		(Yrs)		
Heating							
Energy Source Not Accessible	100%						
Conversion Equipment	10070						
Not Accessible	100%						
Distribution	10070						
Not Accessible	100%						
Terminal Devices	10070						
Not Accessible	100%						
Air Conditioning	10070						
Energy Source							
Not Accessible	100%						
Conversion Equipment	10070						
Not Accessible	100%						
Distribution	10070						
Not Accessible	100%						
Terminal Devices	10070						
Not Accessible	100%						
Heat Rejection	10070						
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	10001						
Not Accessible	100%						
Fixtures	1000/						
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.

#### **HELP SEC - STORAGE BLDG.**

#### Asset # : 14739

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### **DEPT. OF HOMELESS SERVICES - FY 2021** Print Date : 08-Sep-2020

Asset Name	: HELP WOMEN'S CENTER / (F	ORMER P.S. 63 - BK)	
Address	: 116 WILLIAMS AVENUE @ LIE	BERTY AVE.	
Borough	: BROOKLYN	Agency's Number	: N/A
Program / Asset #	: DHS0013.000 / 1973		
Area Sq Ft	: 86,172	<b>Project Type</b>	: 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 Architec	ture	\$551,900	\$112,300
T 1		¢704.000	¢0(7,000

Total	\$1,792,300	\$3,159,800
Importance Code C	\$468,000	\$39,900
Importance Code B	\$772,400	\$2,968,100
Importance Code A	\$551,900	\$151,800
Total	\$1,792,300	\$3,159,800
Site Pavements	\$255,800	
Mechanical	\$137,200	\$982,800
Electrical	\$143,400	\$1,197,800
Interior Architecture	\$704,000	\$867,000
	<i>QCC</i> 1,5 0 0	\$11 <b>=</b> ,2000

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



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

#### Asset # : 1973

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	80%	Now	\$180,900	LIFE	* *	5	\$112,300	
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	: At Bulkh	ead 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/Balr	nc Not Fun	ct, Extent : Moderd	ite, Area	Affected : 10%			
	Location	: Through	out					
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	: Through	out					
	Explanat	ion : Dam	aged And Missing I	Metal Sec	curity Grilles			
Metal Louvers	2%	Now	\$400	2040	* *			
			ents, Extent : Mod		ea Affected : 10%			
		: Rooftop			50			
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	\$36,800	
Masonry: Brick	75%			LIFE	* *	5-10	\$66,500	
5		nce, Extent	: Moderate, Area	Affected	: 15%		* )	
	Location	: Through	out					
Metal Panel	5%			2051	* *	5	\$2,500	
Metal: Cage/Fence		Now	\$2,700	2036	* *	5	\$2,100	
Mouri Suger chee			xtent : Moderate, A		cted · 15%	5	ψ2,100	
		-	on Yard On Lower					
			ctent : Moderate, A	-	cted · 5%			
	•		on Yard On Lower					
Pre-Cast Concrete	5%			LIFE	* *	5	\$8,200	
Roof	570			LIFE		5	\$0,200	
Asphalt Macadam	20%	Now	\$44,200	2041	* *	5	\$4,000	
Asphart Macadam					ed · 10%	5	φ1,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Outdoor Recreation Area							
			xtent : Light, Area	Affected	· 5%			
			Recreation Area	i jjecieu	/ 0			
Madified Difference	-			2026	* *			
Modified Bitumen		Now	\$140,200	2036				
			ings, Extent : Seve	re, Area	Ајјестеа : 10%			
		: Upper R		1.00	1 100/			
	-	-	tent : Moderate, A	rea Affec	rted : 10%			
		: Upper R		1 100	. 1 100 /			
			xtent : Moderate, A		cted : 10%			
	Location	: Upper R	oof And Bulkhead	Stairs				

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.

#### Asset # : 1973

rchitecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$49,900	
Ceramic Tile		Now	\$47,200	2034	* *	5	\$5,700	
	-	-	Extent : Moderate	-	ffected : 40%			
			And Toilets Throug					
			tent : Light, Area A		40%			
	Location	ı : Kitchen	And Toilets Throug	ghout				
Marble Panels	5%			LIFE	* *	5	\$8,600	
Vinyl Tile		Now	\$388,600	2031	\$777,100	3	\$32,100	
		-	ents, Extent : Mod		**			
			out Corridors, Dor					
	-	-	Extent : Severe, A					
			out Corridors, Dor					
	Loose Uni	its, Extent :	Moderate, Area A	ffected : .	5%			
	Location	ı : Through	out Corridors, Doi	mitories	And Offices			
	Patching I	Evident, Ex	tent : Moderate, A	rea Affec	ted : 10%			
	Location	ı : Through	out Corridors, Doi	mitories	And Offices			
			ctent : Moderate, A					
	Location	ı : Through	out Corridors, Doi	mitories	And Offices			
Interior Walls								
Interior Walls Ceramic Tile		Now	\$62,300	2034	* *	5	\$5,300	
			\$62,300 Extent : Light, Art			5	\$5,300	
	Cracking/	Crumbling,				5	\$5,300	
Ceramic Tile	Cracking/ Location	Crumbling 1 : Kitchen	Extent : Light, Ar	ea Affecto		5		
Ceramic Tile Concrete Masonry Unit	Cracking/ Location 10%	Crumbling 1 : Kitchen	Extent : Light, Ar	ea Affecte	ed : 40%	5	\$16,900	
Ceramic Tile Concrete Masonry Unit Fiberglass Panel	Cracking/ Location 10% 5%	Crumbling 1 : Kitchen	Extent : Light, Ar	ea Affecto	ed : 40% **		\$16,900 \$2,600	
Ceramic Tile Concrete Masonry Unit	Cracking/ Location 10% 5% 10%	Crumbling 1 : Kitchen Now	Extent : Light, Ard And Toilets	ea Affecto LIFE LIFE LIFE LIFE	ed : 40% ** ** **	5 10	\$16,900	
Ceramic Tile Concrete Masonry Unit Fiberglass Panel	Cracking/ Location 10% 5% 10% Cracking/	Crumbling 1 : Kitchen Now	Extent : Light, Ard And Toilets \$4,700 Extent : Light, Ard	ea Affecto LIFE LIFE LIFE LIFE	ed : 40% ** ** **	5 10	\$16,900 \$2,600	
Ceramic Tile Concrete Masonry Unit Fiberglass Panel Gypsum Board	Cracking/ Location 10% 5% 10% Cracking/ Location	Crumbling, 1 : Kitchen Now Crumbling, 1 : Through	Extent : Light, Ard And Toilets \$4,700 Extent : Light, Ard	ea Affecto LIFE LIFE LIFE ea Affecto	ed : 40% ** ** **	5 10 5	\$16,900 \$2,600 \$12,700	
Ceramic Tile Concrete Masonry Unit Fiberglass Panel Gypsum Board Masonry: Brick	Cracking/ Location 10% 5% 10% Cracking/ Location 5%	Crumbling 1 : Kitchen Now Crumbling 1 : Through	Extent : Light, Ard And Toilets \$4,700 Extent : Light, Ard out	ea Affecta LIFE LIFE LIFE ea Affecta LIFE	ed : 40% ** ** ** ed : 10%	5 10	\$16,900 \$2,600	
Ceramic Tile Concrete Masonry Unit Fiberglass Panel Gypsum Board	Cracking/ Location 10% 5% 10% Cracking/ Location 5% 2%	Crumbling 1 : Kitchen Now Crumbling 1 : Through Now	Extent : Light, Ard And Toilets \$4,700 Extent : Light, Ard out \$36,000	LIFE LIFE LIFE LIFE ea Affecta LIFE LIFE	ed : 40% ** ** ed : 10% ** **	5 10 5	\$16,900 \$2,600 \$12,700	
Ceramic Tile Concrete Masonry Unit Fiberglass Panel Gypsum Board Masonry: Brick	Cracking/ Location 10% 5% 10% Cracking/ Location 5% 2% Broken/M	Crumbling 1 : Kitchen Now Crumbling 1 : Through Now	Extent : Light, Ard And Toilets \$4,700 Extent : Light, Ard out \$36,000 ments, Extent : Mod	LIFE LIFE LIFE LIFE ea Affecta LIFE LIFE	ed : 40% ** ** ed : 10% ** **	5 10 5	\$16,900 \$2,600 \$12,700	
Ceramic Tile Concrete Masonry Unit Fiberglass Panel Gypsum Board Masonry: Brick Marble Panels	Cracking/ Location 10% 5% 10% Cracking/ Location 5% 2% Broken/M Location	Crumbling 1 : Kitchen Now Crumbling, 1 : Through Now issing Elen 1 : Main En	Extent : Light, Ard And Toilets \$4,700 Extent : Light, Ard out \$36,000 tents, Extent : Mod trance	LIFE LIFE LIFE LIFE ea Affecta LIFE LIFE cerate, Ar	ed : 40% ** ** ed : 10% ** **	5 10 5	\$16,900 \$2,600 \$12,700 \$3,200	
Ceramic Tile Concrete Masonry Unit Fiberglass Panel Gypsum Board Masonry: Brick	Cracking/ Location 10% 5% 10% Cracking/ Location 5% 2% Broken/M Location 63%	Crumbling 1 : Kitchen Now Crumbling, 1 : Through Now isssing Elen 1 : Main En Now	Extent : Light, Ard And Toilets \$4,700 Extent : Light, Ard out \$36,000 tents, Extent : Mod trance \$114,000	LIFE LIFE LIFE LIFE ea Affecta LIFE LIFE cerate, Ar	ed : 40% ** ** ed : 10% ** rea Affected : 25% **	5 10 5	\$16,900 \$2,600 \$12,700	
Ceramic Tile Concrete Masonry Unit Fiberglass Panel Gypsum Board Masonry: Brick Marble Panels	Cracking/ Location 10% 5% 10% Cracking/ Location 5% 2% Broken/M Location 63% Cracking/	Crumbling : Kitchen Now Crumbling : Through Now issing Elen : Main En Now Crumbling	Extent : Light, Ard And Toilets \$4,700 Extent : Light, Ard out \$36,000 ments, Extent : Mod trance \$114,000 Extent : Severe, A	ea Affecta LIFE LIFE LIFE ea Affecta LIFE LIFE cerate, Ar LIFE rea Affect	ed : 40% ** ** ed : 10% ** ** rea Affected : 25% ** **	5 10 5	\$16,900 \$2,600 \$12,700 \$3,200	
Ceramic Tile Concrete Masonry Unit Fiberglass Panel Gypsum Board Masonry: Brick Marble Panels	Cracking/ Location 10% 5% 10% Cracking/ Location Broken/M Location 63% Cracking/ Location	Crumbling : Kitchen Now Crumbling : Through Now issing Elen : Main En Now Crumbling : Stair To	Extent : Light, Ard And Toilets \$4,700 Extent : Light, Ard out \$36,000 tents, Extent : Mod trance \$114,000	ea Affecto LIFE LIFE LIFE ea Affecto LIFE LIFE erate, Ar LIFE rea Affec Dormitor	ed : 40% ** ** ed : 10% ** ** rea Affected : 25% ** cted : 5% ries Throughout	5 10 5	\$16,900 \$2,600 \$12,700 \$3,200	

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

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

#### Asset # : 1973

Architecture	Cu	rrent Repair	Futu	Future Replacement Maintenance			
System Component Type		Date Estimated Cos ears)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings	100/ 11	¢ 4 000	2011	* *	-	<b>\$5.700</b>	
AcousTileSusp.Lay-In	Location : Of Staining/Discol Location : Of	w \$4,900 g Elements, Extent : M fices And Laundry Roo loring, Extent : Light, A fices And Laundry Roo ion, Extent : Moderate	oderate, An oms Throug Area Affect oms Throug	rea Affected : 5% hout red : 5% hout	5	\$5,700	
		fices And Laundry Roc					
Exposed Concrete	10%		LIFE	* *	5-10	\$14,300	
Metal Panel	10% 0-	ted, Extent : Moderate	LIFE	* * cted : 10%	5	\$14,300	
Plaster	Location : Re Water Penetrat	-2 \$56,000 abling, Extent : Moderation Room ion, Extent : Moderate creation Room	ate, Area A	-	5	\$49,900	
Site Enclosure							
Fence/Gates Chain Link		ow \$6,900 e, Extent : Moderate, A ong Glenmore Avenue		* * ed : 15%			
Iron Picket	15%		2051	* *			
Free Standing Walls Cast in Place Concrete	100%		2051	* *			
Site Pavements							
Public Sidewalk Cast in Place Concrete	Location : At	bling, Extent : Modera Tree Pits 'ging, Extent : Modera	ate, Area A				
On-Site Walkways							
Cast in Place Concrete Metal	Location : Ex Other Observat	g/Scaling, Extent : Mo terior Stair To Roof Po tion, Extent : Severe, A	oderate, Ar lay Area lrea Affecte		1-3	\$1,300	
		terior Stair To Roof Pa Condemned, Not Used	-				

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

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

#### Asset # : 1973

Architecture		Current Rep	pair	Futur	e Replacement	Μ	aintenance					
System Component Type		Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit				
ite Pavements												
Parking/Driveway												
Asphalt	90%	Now	\$255,800	2040	* *							
	Cracking/Cr	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 :	0.	<i>u</i> . <i>Severe</i> , <i>m</i> et	i Iŋjeerei	. 10/0							
~ ~		1101111 L01										
Cast in Place Concrete	10%			2036	* *							

lectrical		Current R	epair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2031	\$19,800	5	\$200	
			tent : Light, Area	Affected	: 100%			
		: Electrical		_				
	-	on : One 2,	000 Ampere Main		nect Switch			
Fused Disc Sw	50%			2031	\$19,800	5	\$200	
			tent : Light, Area	Affected	! : <i>100%</i>			
	Location	: Electrical	Room					
	Explanati	on : One 1,	200 Ampere Main	n Discon	nect 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 Extende	ed Life, Exte	ent : Moderate, A	rea Affec	ted : 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		
			t : Moderate, Are		ed : 100%			
		0	ut The Building					
Thermoplastic	50%			2041	* *	1		
Thermoplastic	20%			2031	\$32,800	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.

Asset # : 1973

Electrical System Component Type Inder 600 Volts Motor Controllers Locally Mounted Ground Grounding Devices Not Accessible tand-by Power	% of Total 100%	Current Repa Fail Date Est (Years)			e Replacement Estimated Cost		aintenance Estimated Cost	Priorit
Motor Controllers Locally Mounted round Grounding Devices Not Accessible								1
Locally Mounted round Grounding Devices Not Accessible								
round Grounding Devices Not Accessible				2020	¢102.500	~	¢	
Grounding Devices Not Accessible	100%			2029	\$103,500	5	\$600	
Not Accessible	100%							
tand-by I ower								
Transfer Switches								
Automatic	100%			2029	\$12,000	1	\$26,500	
Generators								
	Engine Inc Location Other Obs	Now operable, Exten : Exterior Side ervation, Exten : Outside	Yard			1	\$30,000	
	Explanat	ion : One 188 I	Kilovolt-amper	e				
Batteries								
Not Accessible	100%							
Fuel Storage Main Tank C	Location	ervation, Exten : Outside ion : One 275 (	-	2034 Affected	* *	5	\$2,200	
ighting	Блрійниі	ion : One 275 C	Julion Tunk					
Interior Lighting								
Fluorescent	-	Fluorescent Lig : Throughout I	-	2036 ht, Area	* * Affected : 100%	10	\$3,500	
Fluorescent	45%			2026	\$602,300	10	\$31,500	
	-	os And Fixtures, : Throughout	Extent : Light				, , , , , , , , , , , , , , , , , , ,	
Fluorescent 7		And Fixtures, : Throughout	Extent : Light,	2036 Area Aff	* * Sected : 100%	10	\$35,000	
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	<u>ት</u> ች	1		
Exterior Lighting HID	20%			2026	\$69,500	10	\$100	
	Other Obs Location	ervation, Exten : Roof ion : Operated	-			10	\$100	
No Component	80%	operated						

Alarm

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

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

Asset # : 1973

Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm								
Security System								
No Component	90%							
Generic	10%			2036	* *	1	\$3,200	
Fire/Smoke Detection								
No Component	90%			0000	<b>*•••••••••••••</b>	1.0	<b>\$55</b> 00	
Generic, Analog	10%			2026	\$95,300	1-3	\$5,500	
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Natural Gas	100%			2051	* *	1		
<b>Conversion Equipment</b>								
Steam Boiler	Location	n : Basemen	Extent : Light, Area at ural Gas Fired Ste			1	\$75,500	
Distribution								
Steam Piping/Pump	100%			2041	* *			
Terminal Devices				• • • •				
Air Handler	45%		<b>#2</b> 0,400	2031	\$482,500 * *	1	\$21,200	
Convector/Radiator	Broken, E.	-	\$20,400 t, Area Affected : I nd Thermostats	2036 70%	Υ.Υ.	1	\$11,100	
Fan Coil Unit/Heat	Not in Ser	Now vice, Exten 1 : Through	\$28,600 t : Moderate, Area out	2031 Affected	\$57,100 1 : 100%	1	\$1,100	
ir Conditioning		3						
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment Exterior Pkg Unit -	10%			2031	\$61,800	2	\$500	
Cooling	400/			2026	¢(2,(00	1		
Window/Wall Unit		ervation, E 1 : 3rd Floo	Extent : Light, Area	2026 Affected	\$63,600 ! : 30%	1		
			r Floor Units Maini	tained R	v Others			
			1 1001 Onus Mulli	amea D <sub>j</sub>	, 500015			
No Component	50%							
No Component	50%							
No Component Ventilation Distribution	50%							

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

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

#### Asset # : 1973

		A3361 # . I	515				
Mechanical	Curre	ent Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
entilation							
Exhaust Fans		<b>*</b>	• • • •			<b>*</b> 1 ~~~	
Interior	100% Nov	. ,	2031	\$271,300	2	\$1,900	
		xtent : Severe, Area Af	fected : 10	10%			
	Location : 3rd		A.C	. 200/			
	Location : 3rd	on, Extent : Light, Area And 4th Floors	Ajjecieu	20%			
		ome Large Ceiling Fa	ns Have R	oon Installod			
lumbing	Explanation . 5	ome Lurge Cening Pu	is mave D	een mstattea			
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% Nov		LIFE	* *	1		
	0 00	ed, Extent : Severe, Ar	00				
		hen Sinks Cannot Be U	sed Becud	ise The Waste Coi	nes Back	t Up The Floor	
	Drains Other Observatio	on, Extent : Moderate,	Area Affe	rted · 10%			
	Location : Kitch		in cu nyjet	<i>icu</i> : 1070			
		he Grease Traps Are 1	Not Mainta	uined And Are Co	rroded		
Storm Drain Piping	· <b>r</b>	The second se					
Cast Iron	100% Nov	v \$3,200	LIFE	* *	1		
	Broken, Extent :	Moderate, Area Affecte	ed : 10%				
	Location : Nort	h Side Over Recreation	n Room, P	robable Cracked	Storm Di	rain Pipe	
Sump Pump(s)							
Non-Submersible	100%		2031	\$13,100	4	\$2,700	
Backflow Preventer	/						
No Component	50%		• • • •		_	<b>**</b> • • • •	
Generic	50%	<b>F</b> ( <b>1 1 1 1</b>	2036	* *	1	\$2,300	
	Location : Base	on, Extent : Light, Area	Affected	: 10%			
Fixtures	Explanation : S	prinkler Service					
TIXIUICS							
Generic	100%						
Generic ire Suppression	100%						
ire Suppression	100%						
	100%		2051	* *	1-2	\$21,400	
ire Suppression Sprinkler			2051	* *	1-2	\$21,400	

*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.* 

#### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name	CKSON FAMILY RESIDENCE	
Address	EAST 138TH STREET BTWN CYPRESS AVE JACKSON AV	/ <b>Е.</b>
Borough	ONX Agency's Number : N/A	
Program / Asset #	S0057.000 / 52 Yr Built/Renovated : 1990 /	2012
Area Sq Ft	000 Project Type : HOME	ELESS SERVICES
Date of Survey	Jun-2017 Landmark Status : NONE	
Areas Surveyed	ement, Roof, Floors 1,2,3	
Block	7 Lot : 13 BIN : 200381	1

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

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



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

#### JACKSON FAMILY RESIDENCE

#### Asset # : 52

			ASSELT.	-				
chitecture	C	urrent R	epair	Futur	e Replacement	М	aintenance	
tem Component Type		uil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls	20/			LIDE	* *	-	<b>¢</b> < <b>0</b> 0	
Glass Block	2%	0.2	\$210,700	LIFE	* *	5	\$600 \$24,100	
Masonry: Brick	Diagonal Cra Location : M Joint Mortar Location : T Caulking Det	Main Out Miss/Ero Througho teriorated	\$219,700 ent : Moderate, Ar side Play Area od, Extent : Moder ut l, Extent : Modera oints Throughout	ate, Area	ted : 2% 1 Affected : 25%	5	\$34,100	
Pre-Cast Concrete	28%		onno in oughour	LIFE	* *	5	\$44,300	
Windows	2070			LIFE		5	\$ <del>44</del> ,300	
Aluminum	Location : T	n, Extent Througho en/Crack	ed, Extent : Sever			5	\$5,500	
	Location : T	Througho	tent : Moderate, 2 ut l, Extent : Modera					
	Location : T	Througho	ut Facade, Roof C	Cupola				
Parapets								
Masonry: Brick	Joint Mortar Location : A	4bove Ro erioratea	l, Extent : Modera	-	-	5	\$500	
Metal Panel	10%			2038	* *	5	\$600	
Metal Rail	40%			2045	* *	5-10	\$10,800	
No Component	20%							
Roof Metal Panel	Deteriorated Location : 1	Througho Split, Ext	\$5,500 Extent : Moderate, ut ent : Moderate, A	00				
Modified Bitumen	65%			2036	* *	10	\$42,600	
Soffits Cast in Place Concrete	100%			LIFE	* *	5		

Interior

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

### JACKSON FAMILY RESIDENCE

#### Asset # : 52

Architecture		Current I	Repair	Futur	e Replacement	Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior	•							
Floors								
Carpet	5%			2024	\$60,300	3	\$6,600	
Cast in Place Concrete	5%			LIFE	* *	5	\$9,700	
Ceramic Tile	10%		\$36,600	2037	* *	5	\$4,400	
			xtent : Moderate, A	1rea Affe	cted : 25%			
		: Bathrooi			<b>2 5 0</b> (			
			: Moderate, Area	Affected	: 25%			
		: Bathrooi	n Showers					
Sheet Vinyl/Rubber	10%			2033	* *	5	\$13,300	
Vinyl Tile	70%		\$56,200	2033	* *	3	\$23,200	
	-	-	Extent : Light, Ar	ea Affecte	ed : 15%			
	Location	: At Entra	nce/ Exits					
Interior Walls						_	<b></b>	
Concrete Masonry Unit				LIFE	* *	5	\$10,000	
Glass: Single Pane	2%			LIFE	* *	5	\$1,500	
Gypsum Board		Now	\$6,200	LIFE	* *	5	\$42,100	
			nt, Extent : Light, A					
			Closet First Floor A					
			xtent : Moderate, A	1rea Affe	cted : 5%			
			Closet First Floor					
			Extent : Severe, Are	a Affecte	ed : 5%			
			oor Supply Closet					
Masonry: Brick	Explana 3%		On Walls And Od	LIFE	* All * *			
Ceilings	570			LIFE				
Exposed Concrete	10%			LIFE	* *	5	\$1,400	
Gypsum Board	75%			LIFE	* *	5	\$83,000	
Plaster	15%			LIFE	* *	5	\$8,300	
ite Enclosure	1370			LIL		5	\$6,500	
Fence/Gates								
Chain Link	25%			2048	* *			
Exposed Struc: Steel	45%			LIFE	* *			
Exposed birde. Steel		ling Extent	: Moderate, Area		· 75%			
		-	out, Galvanized St					
Ince Distat			\$11,500		* *			
Iron Picket	25% Corrosion		\$11,500 xtent : Moderate, 2	2048 Area Affe				
		: Trougho		пеи лује	cieu . 5070			
		-	Extent : Moderate,	Area Af	Facted · 30%			
		ea Finish, : Through		лгеи АД	ecieu . 3070			
		. 1717 Ough	011	2072	* *			
Iron Picket	5%			2063	~ ~			
Retaining Walls	1000/			2072	* *			
Cast in Place Concrete	100%			2063	ጥ ተ			
Site Pavements								
Public Sidewalk	1000/			2022	* *			
Cast in Place Concrete	100%			2033	~ ~			

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

#### JACKSON FAMILY RESIDENCE

#### Asset # : 52

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
ite Pavements	•							
On-Site Walkways								
Cast in Place Concrete		Now	\$32,400	2041	* *			
	-	-	Extent : Severe, A		ted : 30%			
			out Front Entry Ar		1 2007			
	-		Extent : Severe, Ar		ed : 30%			
			ntry Area, Tree Roo tent : Severe, Area		. 200/			
			out Front Entry Ar	00	: 20%			
		i. Inrougn	oui Froni Eniry Ar		* *			
Cast in Place Concrete	15%			2041	* *			
Parking/Driveway	1000/	0.2	\$2 400	2021	¢122.000			
Asphalt	100% Creaching		\$2,400 Extent : Moderate	2031	\$122,000			
	-	: Through		, лгеи лј	<i>Jecleu</i> . 1570			
		0	Extent : Moderate, 1	Area Affe	cted · 5%			
		i : Through		n eu nyje	cicu : 576			
			tation Growth					
Activity Yard	Lapiana							
Rubber Matting	100%			2033	* *			
0								
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	* *	5	\$300	
			Extent : Light, Area	Affected	: 100%			
		i : Electrico						
	Explana	tion : Main	Service Switch Ra	ted At 80	0 Amperes			
Switchgear / Switchboard				• • • •	. ·	E	<b></b>	
Fused Disc Sw	100%			2048	* *	5	\$300	
Raceway	1000/			2020	* *	1		
Conduit	100%			2038	* *	1		
Panelboards	1000/			2026	* *	E	¢1 (00	
Molded Case Bkrs	100%			2036	· · ·	5	\$1,600	
Wiring Thermoplastic	100%			2038	* *	1		
Motor Controllers								
	1000/			2033	* *	5	\$400	
Locally Mounted	100%			2055			4	
Locally Mounted	100%			2055				
Locally Mounted Fround Grounding Devices								
Locally Mounted	100% Other Obs	2-4 servation, E	\$10,200 Extent : Light, Area	LIFE	**	5	\$900	
Locally Mounted Fround Grounding Devices	100% Other Obs Location	2-4	Extent : Light, Area Iain	LIFE		5		

#### Stand-by Power

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

#### JACKSON FAMILY RESIDENCE

#### Asset # : 52

Electrical	ASSEL # Current Repair		e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)		Estimated Cost		Estimated Cost	Priorit
tand-by Power						
Batteries						
Lead/Acid	100%	2022	\$1,600	5	\$2,300	
	Abandoned In Place, Extent : Light, .	Area Affecte	d : 100%			
	Location : Basement		1000/			
	Other Observation, Extent : Light, A. Location : Basement	rea Affected	: 100%			
		C	A 245 V-1	the DC		
i altitica	Explanation : Uninterruptible Pow	er Supply 55	Amperes 245 Vol	ts DC		
ighting Interior Lighting						
LED	94%	2033	* *			
	Other Observation, Extent : Light, A		: 100%			
	Location : Throughout	55				
	Explanation : Motion Sensors					
LED	6% Now \$9,00	0 2033	* *			
	Other Observation, Extent : Moderat		cted : 50%			
	Location : 2nd Floor Multipurpose			ms		
	Explanation : Lens Covers Are Mis	sing				
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%					
larm						
Security System	50%					
No Component Generic	50% Now \$2,00	0 2033	* *	1	\$10,300	
Generic	Devices Damaged, Extent : Moderate			1	\$10,500	
	Location : 1st Floor And Residentia		<i>ica</i> . 5070			
	Other Observation, Extent : Moderat		cted · 50%			
	Location : 1st Floor And Residentia					
	Explanation : Intercom Does Not W					
Fire/Smoke Detection						
No Component	50%					
Generic, Analog	50% Now \$6,70	0 2028	\$337,300	1-3	\$17,100	
	Malfunctioning, Extent : Moderate, A	Irea Affected	l : 100%		-	
	Location : Throughout					
	Other Observation, Extent : Moderat	e, Area Affe	cted : 10%			
	Location : Throughout					
	Explanation : Kitchen Smoke Detec	ctors Are Cre	eating False Alarn	ns		
lechanical	Current Repair		e Replacement		laintenance	

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

Heating

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### JACKSON FAMILY RESIDENCE

Asset # : 52

Mechanical	Current Repair	Future Re	eplacement	М	aintenance					
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Heating										
Energy Source										
Natural Gas	100%	2048	* *	1						
Conversion Equipment Hot Water Boiler	100%	2041	* *	1	\$30,200					
Hot water Boller	Other Observation, Extent : L		00%	1	\$50,200					
	Location : Basement	<i>1</i> ,	0,0							
	Explanation : 2 Gas Fired H	lot Water Boilers - Equ	ipment Appear	rs To Be	Well Maintained					
Distribution										
Hot Wtr Piping/Pump	100%	2044	* *	4	\$3,000					
Terminal Devices	100/	2020	¢07.000		<b>#2</b> 000					
Air Handler Convector/Radiator	10% 90%	2028	\$85,800 * *	1	\$3,800					
Air Conditioning	90%	2033		1	\$17,700					
Energy Source										
Electricity	100%	2044	* *	1						
Conversion Equipment										
Split Unit	8%	2023	\$104,200							
	Other Observation, Extent : L	ight, Area Affected : 10	0%							
	Location : Lower Roof									
	Explanation : Deteriorated	-								
Split Unit		526,000 2038	* *							
	Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Pre-K And Toddler Room									
	Unit Inoperable, Extent : Mod	lerate, Area Affected : I	100%							
	Location : Lower Roof									
	Other Observation, Extent : M				T					
	Location : Lower Roof Outa									
	Explanation : Outdoor Unit Indoor Units Malfunctioning		is Affected Pre	с-к Ana I	i odaler Room,					
Window/Wall Unit	10%	2022	\$12,700	1						
No Component	80%									
Distribution	100/ 11		* *	•	<b>#7</b> 000					
Ductwork/Diffusers	10% Now	\$700 LIFE		2	\$7,900					
	Insul. Deteriorating, Extent : Location : Basement Hallwo		.70							
	Other Observation, Extent : L									
	Location : Basement And 2n	-								
	Explanation : Ductwork In I	Basement And Multi-Pu	rpose Room 2	nd Floor						
	000/									
No Component	90%									
No Component Ventilation Distribution	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.

#### JACKSON FAMILY RESIDENCE

#### Asset # : 52

Mechanical	Current Repair	M							
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
entilation									
Exhaust Fans									
Roof	99%	2033	* *	2	\$1,900				
	Other Observation, Extent : Light, Are	a Affected : 100	%						
	Location : Roof								
	Explanation : Equipment Appears To		ained						
Wall Unit	1%	2033	* *	2					
	Other Observation, Extent : Light, Are	a Affected : 100	%						
	Location : Basement Boiler Room								
	Explanation : 1 Unit								
lumbing									
H/C Water Piping									
Brass/Copper	100%	2048	* *	1					
	Other Observation, Extent : Light, Are	a 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 Dire	00							
	Explanation : Time To Time The Buil Hallway.	ding Experience	es Sewage Bo	ackup In	1st Floor				
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)									
Non-Submersible	100%	2028	\$9,300	4	\$1,300				
Fixtures									
Generic	100%								
ertical Transport									
Elevators									
Hydraulic	100%	LIFE	* *						
-	Other Observation, Extent : Light, Are	a Affected : 100	%						
	Location : 1st To 2nd Floor								
	Explanation : 1 Unit								
ire Suppression									
Sprinkler									
Generic	100%	2038	* *	1-2	\$17,100				
	No Backflow Preventer, Extent : Light,	Area Affected :	100%						
	Location : Basement								

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

#### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

EXDENSE			EV 2022	EX 2023	EY 2024	EY 2025
Total				\$763,900		\$619,300
Importance Code	В					\$619,300
Importance Code				\$763,900		
Total				\$763,900		\$619,300
Mechanical						\$300,000
Electrical						\$319,300
Exterior Architec	ture			\$763,900		
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Block	: 9833	Lot	: 4	BIN	: 4448804	
Areas Surveyed	: Basement,	Roof, Floo	ors 1,2,3,4			
Date of Survey	: 21-Dec-201	8		Landmark Status	: NONE	
Area Sq Ft	: 30,690			Project Type	: HOMELESS SERVIC	ES
Program / Asset #	: DHS0087.0	00 / 4459		Yr Built/Renovated	: 1933 / 2007	
Borough	: QUEENS			Agency's Number	: CQR1	
Address	: 175-10 88T	H AVEN	UE			
Asset Name	: JAMAICA	ASSESSI	MENT CENTEI	R		

FY 2022	FY 2023	FY 2024	FY 2025
\$31,600	\$3,800		
\$61,200	\$11,200	\$1,100	\$6,800
\$2,100	\$2,800	\$2,400	\$2,200
\$34,700	\$4,300	\$6,200	\$48,600
\$1,800			
\$3,900	\$3,900	\$3,900	\$3,900
\$135,400	\$26,000	\$13,700	\$61,600
\$34,600	\$6,800	\$3,000	\$3,100
\$79,000	\$13,400	\$10,600	\$58,500
\$21,800	\$5,800		
\$135,400	\$26,000	\$13 700	\$61,600
	\$31,600 \$61,200 \$2,100 \$34,700 \$1,800 \$3,900 <b>\$135,400</b> \$34,600 \$79,000 \$21,800	\$31,600       \$3,800         \$61,200       \$11,200         \$2,100       \$2,800         \$34,700       \$4,300         \$1,800       \$3,900         \$33,900       \$3,900         \$135,400       \$26,000         \$34,600       \$6,800         \$79,000       \$13,400         \$21,800       \$5,800	\$31,600       \$3,800         \$61,200       \$11,200       \$1,100         \$2,100       \$2,800       \$2,400         \$34,700       \$4,300       \$6,200         \$1,800       \$3,900       \$3,900         \$33,900       \$3,900       \$3,900         \$135,400       \$6,800       \$3,000         \$34,600       \$6,800       \$3,000         \$135,400       \$6,800       \$3,000         \$21,800       \$5,800       \$10,600



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### DEPT. OF HOMELESS SERVICES - 071 JAMAICA ASSESSMENT CENTER

#### Asset # : 4459

rchitecture	Current Repair Fr			Futur	e Replacement	М	aintenance	
stem Component Type		il Date E (ears)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick				LIFE ate, Area	* * Affected : 30%	5	\$12,800	
Masonry: Brick	Location : B Water Penetro	int Failure ulkhead ution, Exte	\$206,700 e, Extent : Severe ent : Severe, Are , Several 4th Flo	a Affecte	d : 5%	5	\$21,400	1
		iuircuse A	, Severai 4in Fi		* *	-	¢2 200	
Pre-Cast Concrete	2%			LIFE	* *	5	\$2,300 \$1,800	
Stucco Cement Windows	2%			2043		5	\$1,800	
Aluminum	Water Penetro		\$14,100 ent : Severe, Are On The 4th Flo		* * d : 5%	5	\$1,600	
Parapets								
Masonry: Brick	Location : T Water Penetre	cks, Exten hroughou ution, Exte	\$14,500 t : Moderate, An t Stucco On Brid ent : Severe, Are Exterior Face	k Inner l	Face	5	\$2,400	
Masonry: Brick	40%			LIFE	* *	5	\$2,100	
Masonry: Limestone	5%			LIFE	* *	5	\$300	
Metal Rail	5%			2043	* *	5-10	\$4,700	
Pre-Cast Concrete	Water Penetra Location : R Other Observ Location : M	coof ation, Exte Iain Roof	\$3,000 ent : Severe, Are ent : Severe, Are Coping Stone F	a Affecte		5	\$1,600	
Roof								
Modified Bitumen	Location : N Water Penetre	ent : Mode Iain Roof ation, Exte	\$369,600 rate, Area Affec nt : Severe, Are . 405, 411 And (	a Affecte	* * d : 20%			1
Skylight, Metal/Glass	5% N	low 1g Elemen	\$63,500 ts, Extent : Mod	2040	* * ea Affected : 50%			

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.

### DEPT. OF HOMELESS SERVICES - 071 JAMAICA ASSESSMENT CENTER

#### Asset # : 4459

Architecture		Current I	Repair	Futur	re Replacement	M	laintenance	
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		Now	\$500	LIFE	* *	5	\$2,000	
	-	-	Extent : Light, Are	ea Affect	ed : 20%			
		: Stairs St	eps					
Ceramic Tile	5%			2039	* *	5	\$2,300	
Quarry Tile	20%			2035	* *	5	\$13,600	
Terrazzo		Now	\$17,100	LIFE	* *	5	\$13,400	
	-	-	Extent : Light, Are	ea Affect	ed : 10%			
		: Through	out steps					
Vinyl Tile	35%			2035	* *	3	\$5,900	
Interior Walls				• • • •		_		
Ceramic Tile	15%			2033	* *	5	\$11,600	
Concrete Masonry Unit				LIFE	* *	5	\$3,100	
Gypsum Board	15%	17	¢10.000	LIFE	* *	5	\$7,000	
Plaster	60% Watan Dav		\$19,900	LIFE		5	\$14,000	
			xtent : Severe, Are e A, Room 401 And					
0.11	Locuiton	. Siurcus	e A, Room 401 And	Ollier 4				
Ceilings AcousTileSusp.Lay-In	15%			2043	* *	5	\$6,800	
Gypsum Board	10%			LIFE	* *	5	\$5,700	
Plaster		Now	\$23,800	LIFE	* *	5	\$21,200	
Tiaster			Extent : Severe, A		cted · 5%	5	\$21,200	
	-	-	e A, Throughout 4th					
Site Enclosure			,					
Fence/Gates								
Chain Link	100%	Now	\$1,800	2050	* *			
	Broken/Mi	issing Elem	ents, Extent : Seve	re, 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	* *			
Rubber Matting	45%	Current	Renair	2035 Eutur	* *	Μ	lainte	nance

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

Under 600 Volts

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## JAMAICA ASSESSMENT CENTER

Asset # : 4459

Electrical		Current Rep	pair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								•
Service Equipment								
Fused Disc Sw	100%			2030	\$5,200	5	\$100	
			nt : Light, Area	Affected :	100%			
		: Electrical R						
	Explanat	tion : Main Se	rvice Disconnec	t Switch F	Rated At 800 Amp	eres.		
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	0.00/			• • • •	<b>* 10 = 00</b>			
Thermoplastic	90%			2030	\$49,500 * *	1		
Thermoplastic	10%			2040	* *	1		
Motor Controllers	1000/			••••	<b>*=</b> 0.000	-	<b>*2</b> 00	
Locally Mounted	100%			2028	\$79,900	5	\$200	
fround								
Grounding Devices	1000/			LIPP	* *	~	<b>\$</b> 500	
Generic	100%			LIFE	***	5	\$500	
ighting								
Interior Lighting LED	100%			2038	* *			
	10070			2038				
Egress Lighting Emergency, Battery	50%			2038	* *	10	\$2,700	
Exit, Service	50%			2038	* *	10	\$3,700	
	30%			2038		1		
Exterior Lighting HID	30%			2030	\$37,100	10		
No Component	50% 70%			2030	φ37,100	10		
larm	/0/0							
Security System								
No Component	70%							
Generic	30%			2035	* *	1	\$3,400	
Generie		ervation Exte	nt : Light, Area		100%	1	\$5,700	
			nd Outside Peri		10070			
			urveillance Can					
Fire/Smoke Detection	Laprana							
Generic, Digital	100%			2035	* *	1-3	\$18,900	
Generic, Digitai		ervation. Exte	nt : Light, Area		100%	1.5	ψ10 <b>,</b> 700	
		: Throughout						
				0.11 Ct	ns, Alarm Bells, S	maka Da	taatowa	

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

### DEPT. OF HOMELESS SERVICES - 071 JAMAICA ASSESSMENT CENTER

#### Asset # : 4459

Mechanical		Current-B	A5561 # . 4		o Poplacomont		aintenance	
		Current R			e Replacement			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source Interruptible Gas/Dual Fuel	100%			2050	* *	1		
	Location	: Undergro	xtent : Light, Area ound Vault In Park ,000 Gallon Tank	king Lot	1:100%			
Conversion Equipment	Explanal		,000 Gunon Tunn					
Steam Boiler	Location	: Basement	xtent : Light, Area t Boiler Room l Fuel Sectional S			1	\$30,400	
Distribution	· <b>r</b> · · · · ·							
Steam Piping/Pump		0-2 riorating, 1 : Boiler Ro	\$2,700 Extent : Moderate, oom	2030 Area Afj	\$135,700 fected : 10%			
Terminal Devices Convector/Radiator		ed Life, Ext : Throughc	ent : Moderate, A put	2028 rea Affec	\$164,300 ted : 100%	1	\$9,900	
Air Conditioning								
Energy Source Electricity	100%			2038	* *	1		
Conversion Equipment Window/Wall Unit	40%			2025	\$25,600	1		
No Component	60%							
entilation Distribution								
Distribution Ductwork/Diffusers	15%			LIFE	* *	2-5	\$2,600	
No Component	85%					20	<i>42,000</i>	
Exhaust Fans								
Interior	5%			2030	\$5,500	2		
Roof	10%			2030	\$5,100	2	\$100	
No Component	85%							
lumbing								
H/C Water Piping Brass/Copper	100% Loose Ext	0-2 ent · Moder	\$22,900 ate, Area Affected	2040 1 · 80%	* *	1		
			alves, Various Lo		n Basement			
	Other Obs	ervation, Ex	xtent : Moderate, 2	Area Affe				
			ain Piping, Basem tion Needed	ent				
Water Heater	Блрійний	ion . insulu	non meeueu					
Gas Fired	100%			2025	\$18,700	2	\$400	
HW Heat Exchanger					,		* - *	
Steam Fired	100%			2040	* *	4	\$3,000	

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

### Asset # : 4459

Mechanical	Current Repair	Future R	eplacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	•					
Sanitary Piping						
Cast Iron	100% 0-2 \$4,50		* *	1		
	Blockage /Clogged, Extent : Modera	ite, Area Affecte	ed : 5%			
	Location : Basement					
	On Extended Life, Extent : Moderate	e, Area Affected	: 100%			
	Location : Throughout					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Moderate	e, 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%					
/ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A	rea Affected : 1	00%			
	Location : Basement To 4th Floor					
	Explanation : 1 Unit. Repair Parts	Are Out Of Ma	rket.			
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2030	\$15,000	1-2	\$400	

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

<sup>\*\*</sup> 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		A ASSESSMENT CENT	ER / ANNEX		
Address		<b>STH AVENUE</b>			
Borough	: QUEENS	6	Agency's Number	: CQR1	
Program / Asset #	: DHS0087	/.010 / 4465	Yr Built/Renovated	: 1933 / 2009	
Area Sq Ft	: 9,000		<b>Project Type</b>	: HOMELESS SERV	ICES
Date of Survey	: 21-Dec-2	018	Landmark Status	: NONE	
Areas Surveyed	: Basemen	t, Roof, Floors 1,2,3,4			
Block	: 9833	Lot : 4	BIN	: 4448804	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$111,300		
Mechanical					\$88,000
Total			\$111,300		\$88,000
Importance Code	А		\$111,300		
Importance Code	В				\$88,000
Total			\$111,300		\$88,000
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$40,000			\$11,100
Interior Architect	ure	\$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	А	\$40,800	\$900	\$900	\$12,000
Importance Code	В	\$7,700	\$2,000	\$1,700	\$19,900
Importance Code	С	\$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. Estimates are rounded to the nearest hundred dollars.* 

Asset # : 4465

			ASSEL # . 4	405				
Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	\$4,700	
Masonry: Brick	48%		\$58,100	LIFE	* *	5	\$9,000	
Wasoni y. Drick			od, Extent : Severe		ffected · 20%	5	\$7,000	
			des Of 4 Story Bui		<i>Jeelea</i> . 2070			
Pre-Cast Concrete	2%			LIFE	* *	5	\$1,200	
	2%			2035	* *	5		
Stucco Cement	23%			2035	•• ••	3	\$11,800	
Windows	1000/			2046	* *	5	¢1 700	
Aluminum	100%			2046	-11-	5	\$1,700	
Parapets	1.50/	NT	<b>\$22.1</b> 00	LIDE	* *	-	¢ <b>7</b> 00	
Masonry: Brick		Now	\$33,100	LIFE		5	\$500	
	-	-	Extent : Severe, A	rea Ајјес	ctea : 100%			
		ı : Stair Bu	кпеаа					
Masonry: Brick	55%			LIFE	* *	5	\$2,000	
Pre-Cast Concrete		Now	\$6,800	LIFE	* *	5	\$1,100	
	0	0	Extent : Severe, A		cted : 100%			
	Location	ı : Stair Bu	lkhead And Parape	t 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 Per	netration, E	xtent : Severe, Are	a Affecte	d : 80%			
	Location	i : 4th Floo	r Corridor, Room -	450, Stai	r D Bulkhead.			
terior								
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		Now	\$10,500	LIFE	* *	5	\$3,700	
			Extent : Severe, A		cted : 10%	-	40,700	
			At 1st And 4th Floo					
			xtent : Severe, Are		d: 5%			
		i : Stair D		55				
Ceilings								
Gypsum Board	20%			LIFE	* *	5	\$3,600	
Plaster	80%			LIFE	* *	5	\$7,200	
te Enclosure	0070			LITE		5	φ7,200	
Fence/Gates								
Chain Link	100%			2040	* *			
	10070			2040				
Retaining Walls Cast in Place Concrete	100%			2065	* *			
	100%			2003				

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

Asset # : 4465

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
ite 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 F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$2,700	5		
i useu Dise Sw		ervation. E	xtent : Light, Area			5		
		: Electrica	-	1.5500000	. 10070			
	Explana	tion : Main	Service Disconnec	t Switch	Rated At 400 Amp	eres.		
Raceway					<i>p</i>			
Conduit	100%			2030	\$9,100	1		
Panelboards					<i><i><i></i></i></i>			
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	
fround								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
ighting								
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%							
larm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	\$1,000	
			xtent : Light, Area		: 100%			
		-	s And Outside Peri					
	Explanat	tion : CCT	V Surveillance Can	ieras				

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

#### Asset # : 4465

		A5561 # . 4	100				
lectrical		Current Repair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm Fire/Smoke Detection Generic, Digital	Location	ervation, Extent : Light, Area : Throughout The Building tion : Strobe Lights, Manual F			1-3 Smoke De	\$5,500	
lechanical		Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priorit
eating Energy Source Fuel Oil No 2	100%		2040	* *	5	\$2,800	
Conversion Equipment Steam Boiler	Location	ervation, Extent : Light, Area : Basement Boiler Room	2035 Affected	* * ': 100%	1	\$8,900	
Distribution	Explanal	tion : 1 Steam Boiler					
Steam Piping/Pump	100%		2030	\$39,800			
Terminal Devices Convector/Radiator		led Life, Extent : Moderate, A : Throughout	2028 rea Affec	\$48,200 ted : 100%	1	\$2,900	
ir Conditioning Energy Source Electricity	100%		2038	* *	1		
Conversion Equipment Window/Wall Unit No Component	25% 75%		2025	\$4,700	1		
entilation Distribution Ductwork/Diffusers No Component	20% 80%		LIFE	* *	2-5	\$1,000	
Exhaust Fans Interior No Component	20% 80%		2030	\$6,400	2	\$100	
umbing H/C Water Piping Brass/Copper	Location Other Obs Location	0-2 \$6,700 eent : Moderate, Area Affectea : Raising Valves, Various Lo ervation, Extent : Moderate, A : Water Main Piping, Basema tion : Insulation Needed	cations l 4rea Affe		1		
Water Heater Oil Fired	100%		2025	\$7,500	1	\$300	

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

#### Asset # : 4465

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Plumbing						
HW Heat Exchanger						
Steam Fired	100%	2040	* *	4	\$900	
	Other Observation, Extent :	Light, Area Affected : 10	0%			
	Location : Boiler Room					
	Explanation : The Boiler H	Has A Heat Exchanger Fo	or Domestic H	ot Water	Supply	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : M	Noderate, Area Affected :	100%			
	Location : Throughout					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent :	Light, Area Affected : 10	0%			
	Location : Around The Per	rimeter Of The Building				
	Explanation : Aluminum S	cupper And Leaders Obse	erved			
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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> 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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 179-191 I : MANHA : DHS0061 : 85,476 : 15-Nov-2	E 100TH STRI TTAN 1.000 / 3010	EET	E / (5 BUILDINGS) Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1912 / 1992 : HOMELESS SERV : NONE : 1051796	ICES
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture			\$421,700		\$199,400
Interior Architect	ure			\$880,400		\$261,100
Electrical						\$1,896,400
Mechanical				\$26,100		\$446,700
Total				\$1,328,200		\$2,803,600
Importance Code	А			\$421,700		\$528,900
Importance Code	В			\$715,600		\$2,202,100
Importance Code	С			\$191,000		\$72,700
Total				\$1,328,200		\$2,803,600
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture		\$40,500			
Interior Architect	ure		\$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	А		\$44,700	\$4,200	\$4,400	\$4,200
Importance Code	В		\$15,700	\$5,800	\$24,700	\$12,600
Importance Code	С					
Total			\$60,400	\$10,000	\$29,100	\$16,800



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

#### Asset # : 3010

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$58,100	
Masonry: Brick	45%			LIFE	* *	5	\$66,900	
Metal, Corrugated	10%			2055	* *	1	¢140.000	
Stucco Cement	40%			2042	* *	5	\$148,800	
Windows	000/	Marri	¢255 700	2045	* *	5	¢14 200	
Aluminum		Now	\$255,700 ct, Extent : Moderd	2045		5	\$14,300	
		: Through		ile, Areu	Affected . 8070			
Matal Clad		. Iniougn	011	2027	* *	5	¢10.900	
Metal Clad	10%			2037	1.1	5	\$19,800	
Parapets Masonru Priek	65%			LIEE	* *	5	\$6 200	
Masonry: Brick Stucco Cement	35%			LIFE 2042	* *	5 5	\$6,200 \$8,700	
Roof	3370			2042		5	\$8,700	
Modified Bitumen	95%	4+	\$91,600	2034	* *			
Woulled Ditulien			derate, Area Affec					
	0		100th Street					
			: Moderate, Area	Affected	: 20%			
			er Community Roo	00				
Skylight, Metal/Glass	5%	2-4	\$26,300	2049	* *			
	Water Pen	etration, E	xtent : Moderate, 2 t 100th Street		cted : 10%			
nterior								
Floors								
Cast in Place Concrete	5%	Now	\$3,200	LIFE	* *	5	\$12,800	
	Cracking/	Crumbling	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Cast in Place Concrete	5%	Now	\$3,200	LIFE	* *	5	\$12,800	
			Extent : Light, Are	ea Affecte	ed : 10%	-	• )	
	Location	: Through	out					
Ceramic Tile	20%	Now	\$145,300	2038	* *	5	\$11,700	
			Extent : Severe, A		cted : 40%	Ũ	<i>Q</i> 11,700	
	0	: Through		55				
Vinyl Tile	25%	0-2	\$53,100	2034	* *	3	\$11,000	
, myr rne			Extent : Moderate		ffected : 20%	5	ψ11,000	
	-	: Through		,	v ·····			
Wood	45%	0-2	\$371,000	2044	* *	5	\$49,400	
W 000			\$371,000 Extent : Moderate,			5	φ <del>4</del> 2,400	
		: Through		лиси Ајј				

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

#### Asset # : 3010

			Asset # : 3	010				
Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	0		\$137,300 Extent : Moderate out	2038 , Area A	* * ffected : 20%	5	\$23,300	
Gypsum Board	Cracking/ Location Water Per	: Through	xtent : Light, Area	00		5	\$72,700	
Masonry: Fieldstone	5%			LIFE	* *			
Plaster	5%			LIFE	* *	5	\$2,800	
Ceilings	270					2	<i><i><i></i></i></i>	
Gypsum Board	Cracking/ Location Water Per	: Through	xtent : Light, Area			5	\$139,000	
Plaster	5%	-		LIFE	* *	5	\$3,700	
ite Enclosure Fence/Gates Iron Picket	100%			2049	* *			
ite Pavements Public Sidewalk Cast in Place Concrete	100%			2034	* *			
On-Site Walkways Cast in Place Concrete	100%			2034	* *			
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Service Equipment Fused Disc Sw	Location	ervation, E : Electrico				5	\$400	
	Explana Building		Main Services Rate	ea At 800	Amperes And 1,20	10 Ampei	res In 183 And 189	
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	•	

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

Asset # : 3010

lectrical	Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
nder 600 Volts						
Motor Controllers						
Locally Mounted	50%	2034	* *	5	\$300	
Locally Mounted	50%	2027	\$89,900	5	\$300	
round						
Grounding Devices						
Generic	100% Other Observation, Extent : Light, A Location : Water Main	LIFE rea Affected	* * 1: 100%	5	\$1,300	
	Explanation : Covered With Insula	tion				
ghting	•					
Interior Lighting						
Fluorescent	40%	2029	\$600,100	10	\$31,400	
	T-12 Lamps And Fixtures, Extent : L	ight, Area A	ffected : 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, A	rea Affected	: 100%			
	Location : Rooftop And Perimeter					
	Explanation : Controlled Via Photo	ocell				
No Component	80%					
larm						
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	
lechanical	Current Repair		e Replacement		aintenance	
ystem Component	% of Fail Date Estimated Co		<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priori
Туре	Total (Years)	FY		(Yrs)		
eating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment	10070	2057		1		
Hot Water Boiler	50%	2027	\$329,400	1	\$21,100	
	Other Observation, Extent : Light, A			*	<i>\\\\</i>	
	Location : Basement					
	Explanation : 1 Unit With 4 Section	15				
Hot Water Boiler	50%	2046	* *	1	\$21,100	
not water bollef	50% Recent Installation, Extent : Light, A			1	\$∠1,100	
	Location : Basement For Building	**				
	LOCALION. DANEMENT FOR DUILAING	1 / 7 ANU 183	,			

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

Asset # : 3010

Mechanical		Current Repair Future Replacement Maintenance					
System							<b>D</b> • •
Component	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	Total (Teals	)	1 1		(113)		
Ieating							
Distribution							
Hot Wtr Piping/Pump	100%		2037	* *	4	\$4,200	
Terminal Devices							
Convector/Radiator	100%		2034	* *	1	\$27,600	
Air Conditioning							
Energy Source	1000/		2027	* *	1		
Electricity	100%		2037	* *	1		
Conversion Equipment	50/		2020	¢01 <b>0</b> 00			
Split Unit	5%		2029	\$91,200	1		
Window/Wall Unit	10%		2024	\$17,800	1		
No Component	85%						
Ventilation							
Distribution Ductwork/Diffusers	20%		LIFE	* *	2-5	\$9,500	
No Component	80%		LILE		2-3	\$9,500	
Exhaust Fans	0070						
Roof	20%		2037	* *	2	\$500	
Root		, Extent : Light, Area		1 · 100%	2	\$500	
	Location : Roof	, 200000 - 20800, 10 00	1.5500000	. 100/0			
No Component	80%						
Plumbing	0070						
H/C Water Piping							
Brass/Copper	20%		2039	* *	1		
Galvanized Steel	80%		2034	* *	1		
Water Heater	0070		2031		1		
Gas Fired	50%		2022	\$26,100	2	\$600	
Gas Fired	50%		2028	\$26,100	2	\$600	
		, Extent : Light, Area			-	<i><b>Q</b></i> 0000	
		ent For Building 179					
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	

*Note : 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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## Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

CAPITAL				FY 2022 - 2025	FY 2026	- 2031
Areas Surveyed Block	: : 2745	Lot	: 29	BIN	: 2006057	
Area Sq Ft Date of Survey	: 4,455 : 15-Aug-2(	)17		Project Type Landmark Status	: HOMELESS SERVICES : NONE	
Program / Asset #	: HRA0074	.000 / 1358	0	Yr Built/Renovated	: 1910 / 1996	
Asset Name Address Borough	: JOSE GO : 1177 HOE : BRONX		HOUSE E @ HOME ST	Agency's Number	: N/A	
A survey INT a server		NZATEZ				

Exterior Architecture	\$92,700	
Interior Architecture	\$48,400	
Total	\$141,100	
Importance Code A	\$92,700	
Importance Code B	\$48,400	

\$141,100

#### Total

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



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

#### JOSE GONZALEZ HOUSE

### Asset # : 13580

rchitecture	Current Repair	Future Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior Exterior Walls					
Masonry: Brick	55% Now \$47,900 Joint Mortar Miss/Erod, Extent : Severe Location : North Facade And Through Spalling, Extent : Moderate, Area Affect Location : Throughout Worn/Eroded, Extent : Moderate, Area A Location : Throughout	out ed : 25%	5	\$5,000	
Masonry: Limestone	15% Now \$35,000 Joint Mortar Miss/Erod, Extent : Severe Location : Throughout Vertical Cracks, Extent : Moderate, Area Location : East Facade		5	\$1,000	
Metal Panel	5%	2029 \$3,500	5-10	\$3,100	
Stucco Cement	25% Now \$34,800 Cracking/Crumbling, Extent : Severe, Au Location : Throughout	2042 ** rea Affected : 40%	5	\$2,800	
Windows					
Aluminum	95% Now \$11,100 Ctrwt/Balnc Not Funct, Extent : Light, A Location : Throughout Glazing Broken/Cracked, Extent : Mode	rate, Area Affected : 5%	5	\$600	
	Location : East Facade, Second Floor				
Wood	5% Now \$2,000 Broken/Missing Elements, Extent : Mode Location : Basement Thermally Inefficient, Extent : Moderate Location : Basement Split/Cracked, Extent : Moderate, Area Location : Basement	e, Area Affected : 50%	5	\$300	

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

#### JOSE GONZALEZ HOUSE

### Asset # : 13580

rchitecture		Current Re	pair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date E (Years)	estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Parapets								
Cast Stone/Terra Cotta	Joint Mor	Now tar Miss/Erod : Coping	\$2,600 , Extent : Moder	LIFE rate, Arec	* * a Affected : 50%	5	\$400	
Masonry: Brick	Joint Mor Location Spalling, Location Worn/Ero	: Throughou Extent : Mode : Throughou	t rate, Area Affec t Moderate, Area	ted : 40%		5	\$400	
Masonry: Limestone		Now	\$4,800	LIFE	* *	5	\$200	
		tar Miss/Erod : Throughou		rate, Arec	a Affected : 40%			
Metal: Cage/Fence	Locatior Deteriora	: Throughou	tent : Moderate,			5	\$1,100	
Roof								
Built-Up (BUR)	Location	: Throughou	\$44,800 Ioderate, Area A t rate, Area Affec	-				
	Location	: Throughou	t					
Metal, Corrugated	10%			2027	\$1,700	1		
Skylight, Metal/Glass	5%			2029	\$28,700	10	\$600	

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### JOSE GONZALEZ HOUSE

#### Asset # : 13580

rchitecture	Current	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior							
Floors Cast in Place Concrete	10% 0-2 Cracking/Crumbling		LIFE ea Affecte	* * ed : 10%	5	\$1,500	
Ceramic Tile	Location : Through 5% 0-2 Cracking/Crumbling Location : Through	\$300 g, Extent : Light, Ard	2038 ea Affecte	* * ed : 10%	5	\$200	
Sheet Vinyl/Rubber	5% Now Adhesion Failure, E Location : Roof Sta	\$10,600 xtent : Moderate, A	2039 rea Affect	* * ted : 20%	5	\$300	
	Punct/Tear/Impact I Location : Roof Sta	-	oderate, 1	Area Affected : 60	)%		
Vinyl Tile	80% Now Cracking/Crumbling Location : Throug Punct/Tear/Impact I Location : Throug	hout Damage, Extent : Se			3	\$2,000	
	Worn/Eroded, Exten Location : Through	t : Moderate, Area	Affected .	50%			
Interior Walls							
Ceramic Tile	10% 0-2 Cracking/Crumbling Location : Through		2032 , Area A <u>j</u>	* * fected : 20%	5	\$400	
Gypsum Board	25% Loose/Delam Surfac Location : Stairwe Water Penetration, I Location : Stairwe	ll Extent : Moderate, 2			5	\$1,300	
Wood	65% 4+ Deteriorated Finish, Location : Through		LIFE a Affected	* * d : 20%	5	\$23,000	
Ceilings AcousTileSusp.Lay-In	80% Now Cracking/Crumbling Location : Throug		2042 , Area A <u>j</u>	* * fected : 25%	5	\$2,700	
	Staining/Discoloring Location : Through	g, Extent : Moderate	e, Area Aj	ffected : 25%			
Gypsum Board	20% Now Cracking/Crumbling Location : Stairwe		LIFE e, Area A <u>j</u>	* * fected : 10%	5	\$1,700	
	Water Penetration, I Location : Stairwe		Area Affe	cted : 10%			
e Enclosure							
Fence/Gates	1000/		2040	* *			
Iron Picket	100%		2049	~ <b>~</b>			

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

## JOSE GONZALEZ HOUSE

Asset # : 13580

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Pavements								
Public Sidewalk	1000/			20.42	* *			
Cast in Place Concrete On-Site Walkways	100%			2042	4. 4.			
Cast in Place Concrete	100%			2034	* *			
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								1
Service Equipment Molded Case Bkrs	Location	: Basemen	xtent : Light, Area t 200 Ampere Main 1			5	\$100	
Raceway	Блрійни	iion . One 2	.00 Impere Main I	Disconne	ei Swiich			
Conduit Conduit	98% 2%			2039 2049	* * * *	1 1		
	Corroded, Locatior		oderate, Area Affe	cted : 50	%			
Panelboards								
Fused Disc Sw	5%			2037	* *	5	¢100	
Molded Case Bkrs Wiring	95%			2037		5	\$100	
Thermoplastic	100%			2039	* *	1		
Motor Controllers								
Locally Mounted	98%			2034	* *	5		
Locally Mounted	2% Corroded, Locatior	Extent : M	\$200 oderate, Area Affe	2049 cted : 50	* * %	5		
bround		0						
Grounding Devices Generic	100%			LIFE	* *	5	\$100	
tand-by Power								
Transfer Switches Automatic	100%			2034	* *	1	\$1,400	
Generators	1000/			2022	* *		<b>41 50</b> 0	
Natural Gas	Location	: Basemen	xtent : Light, Area t 5 Kilovolt-ampere	2032 Affected		1	\$1,700	
ighting	Lipianu		umpere					
Interior Lighting Fluorescent			xtent : Light, Area	2029 Affected	\$10,400 : 100%	10	\$4,100	
		tion : T-12	out The Building Lamps					

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

## JOSE GONZALEZ HOUSE

Asset # : 13580

Electrical		Current I	Repair	Futur	re Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting								8
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		
larm								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2034	* *	1-3	\$1,400	
Mechanical		Current l	Repair	Futur	re Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Vear	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component	Total	(Years)	Listimated Cost	FY	Listiniated Cost	(Yrs)	Listimated Cost	1 1 101 10
Туре		· · ·				( )		
leating								
Energy Source	1000/			2020	* *	1		
Natural Gas	100%			2039	* *	1		
Conversion Equipment	1000/			2024	* *	1	¢ 4, 400	
Steam Boiler	100%	T		2034		1	\$4,400	
			Extent : Light, Area at Boiler Room	Ајјестеа	1:100%			
	Explana	tion : 1 Un	l					
Distribution	100%			2029	\$10,700			
Steam Piping/Pump	100%			2029	\$19,700			
Terminal Devices	1000/			2027	\$22 800	1	\$1.400	
Convector/Radiator	100%			2027	\$23,800	1	\$1,400	
ir Conditioning								
Energy Source Electricity	100%			2037	* *	1		
Conversion Equipment	10070			2037		1		
Exterior Pkg Unit -	20%			2024	\$7.200	n	\$100	
Cooling	20%			2024	\$7,200	2	\$100	
Cooling	Other Obs	arvation H	Extent : Light, Area	Affactad	1 · 100%			
		ervation, E : Rooftop	λιεπι . Ligni, Areu	лујестец	1. 100/0			
		• •	its Serve Hallways.					
Window/Wall Unit	<u> </u>			2024	\$500	1		
window/ wall Unit	-	amation L	Extent : Light, Area			1		
			r - Security Office	Ајјестец	1.100%			
		tion : 1 Un	2 00					
No Comment			l .					
No Component	75%							
Distribution	2007			LIPP	* *	2	¢1 000	
Ductwork/Diffusers	20%			LIFE	<b>Υ Υ</b>	2	\$1,200	
No Component	80%							

Ventilation

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

### JOSE GONZALEZ HOUSE

### Asset # : 13580

Mechanical	Current Repair	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Wall Unit	5%	2024	\$100	2		
	Other Observation, Extent : Li	ght, Area Affected : 10	00%			
	Location : 2nd Floor - Bathr	oom And Basement - K	Kitchen			
	Explanation : 2 Units					
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	
	No Backflow Preventer, Extent Location : Basement	t : Light, Area Affected	l : 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.

<sup>\*\*</sup> 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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	<ul> <li>333 BOW</li> <li>MANHA</li> <li>DHS0068</li> <li>23,300</li> <li>06-Apr-2</li> </ul>	VERY BTWN .TTAN 8.000 / 4440	E.2ND ST	TON HOTEL E.3RD ST. Agency's Number Yr Built/Renovated Project Type Landmark Status	: M060 : 1900 / 2013 : HOMELESS SERVICE : NONE	ĊS
Block	: 458	Lot	: 4	BIN	: 1079828	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Interior Architectu	ıre			\$70,400		
Electrical				\$154,100		\$717,000
Mechanical						\$361,100
Total				\$224,600		\$1,078,100
Importance Code	В			\$224,600		\$1,078,100
Total				\$224,600		\$1,078,100
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ure		\$15,500		\$55,600	\$2,100
Interior Architectu	ıre			\$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	В		\$29,000	\$6,600	\$22,000	\$10,500
Importance Code	С			\$2,200		
Total			\$45,700	\$10,000	\$78,800	\$13,700



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.

Asset # : 4440

Architactura		Euturo Bonio			aintononae	
Architecture	Current Repair	Future Replace	cement		aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priorit
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 : 1 Location : West Facade Explanation : Metal Cornic		00%			
Stugge Compart	45%	2034	* *	5	\$65 200	
Stucco Cement Window Wall	45% 3%	2034 2049	* *	5 5	\$65,200	
window wan	Other Observation, Extent : 1 Location : First Floor Entry Explanation : This Is Actua	ight, Area Affected : 100%		5	\$6,500	
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	
nterior Floors						
Cast in Place Concrete	10%	LIFE	* *	5	\$10,000	
Ceramic Tile	5%	2038	* *	5	\$2,300	
Vinyl Tile		\$70,400 2039	* *	3	\$14,600	
5	Uneven Substrate, Extent : M Location : Throughout	oderate, Area Affected : 259	%	-	, j	
	Worn/Eroded, Extent : Mode. Location : Throughout	rate, Area Affected : 20%				
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	* *	5	ψ10,700	
Plaster	38%	LIFE	* *	5	\$10,100	
Ceilings	5070			5	φ10,100	
AcousTileSusp.Lay-In	45%	2034	* *	5	\$20,500	
Gypsum Board	45% 15%	LIFE	* *	5	\$20,500 \$8,600	
Gypsum Board Plaster			* *	5 5		
	40%	LIFE	4- 4-	3	\$11,400	
ite Pavements						
Public Sidewalk	1000/	2024	* *			
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.

#### Asset # : 4440

Electrical	Current Repair	Future Re	eplacement	Μ	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	90%	2029	\$4,700	5	\$100	
	Other Observation, Extent : Lig	ht, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : One 400 Amper	es Main Disconnect S	Switch			
Fused Disc Sw	5%	2029	\$300	5		
	Other Observation, Extent : Lig Location : Electrical Room	ht, Area Affected : 10	00%			
	Explanation : One 400 Amper	es Main Disconnect S	Switch For Fire	e Pump		
Fused Disc Sw	5%	2029	\$300	5		
	Other Observation, Extent : Lig	ht, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : One 200 Amper	es Main Disconnect S	Switch For Em	ergency		
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	
iround						
Grounding Devices						
Generic		0,200 LIFE	* *	5	\$300	
	Other Observation, Extent : Lig Location : Water Main Basem Explanation : Corroded		00%			
tand-by Power						
Transfer Switches						
Automatic	100%	2027	\$5,800	1	\$7,200	
Generators			<i>v - )</i>		<i>(</i> , <i>)</i> , <i>, , , , , , , , , </i>	
Diesel	100%	2025	\$60,200	1	\$9,000	
	Other Observation, Extent : Lig					
	Location : Generator Room					
	Explanation : One 100 Kilowa	atts				
Batteries	-					
Lead/Acid	100%	2022	\$1,600	5	\$900	
Fuel Storage			,			
Main Tank	100%	2032	* *	5	\$700	
	Other Observation, Extent : Lig		00%			
	Location : Basement	-				
	Explanation : One 275 Gallon	IS				

#### Lighting

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

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

#### Asset # : 4440

lectrical		Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting							
Interior Lighting	1000/		2020	¢ 400,000	10	¢21 400	
Fluorescent	100%	And Fintering Future Links	2029	\$408,900	10	\$21,400	
	-	And Fixtures, Extent : Light, : Throughout The Building	Area Aff	ectea : 100%			
E Listic	Location	. Inrougnout The Duttaing					
Egress Lighting Emergency, Service	60%		2029	\$7,300	1		
Exit, Service	40%		2029	\$3,300	1		
Exterior Lighting	4070		2024	\$5,500	1		
HID	100%		2024	\$93,900	10	\$100	
arm	10070		2024	\$75,700	10	\$100	
Security System							
No Component	70%						
Generic	30%		2029	\$22,600	1	\$2,600	
		ervation, Extent : Light, Area				• )	
	Location	: Hallways And Lobby					
	Explanat	tion : CCTV Surveillance Can	ieras				
Fire/Smoke Detection							
No Component	70%						
	/0/0						
Generic, Digital	30% Other Obs	ervation, Extent : Light, Area • Throughout The Building	2029 Affected	\$77,300 : 100%	1-3	\$4,300	
Generic, Digital	30% Other Obs Location	: Throughout The Building tion : Manual Pull Station, Str	Affected obe Ligh	: 100% hts, Alarm Bells, He	orns And	Smoke Detectors	
Generic, Digital	30% Other Obs Location Explanat	: Throughout The Building tion : Manual Pull Station, Str Current Repair	Affected obe Ligh	: 100% hts, Alarm Bells, He e Replacement	orns And	Smoke Detectors	Priorit
Generic, Digital lechanical ystem Component Type	30% Other Obs Location	: Throughout The Building tion : Manual Pull Station, Str	Affected obe Ligh	: 100% hts, Alarm Bells, He	orns And	Smoke Detectors	Priorit
Generic, Digital lechanical ystem Component Type eating	30% Other Obs Location Explanat	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost	Affected cobe Ligh Futur Year	: 100% hts, Alarm Bells, He e Replacement	orns And M Cycle	Smoke Detectors	Priorit
Generic, Digital lechanical ystem Component Type eating Energy Source	30% Other Obs Location Explanat % of Total	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost	Affected obe Ligh Futur Year FY	: 100% nts, Alarm Bells, Ha e Replacement Estimated Cost	orns And M Cycle (Yrs)	Smoke Detectors	Priorit
Generic, Digital Generic, Digital	30% Other Obs Location Explanat	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost	Affected cobe Ligh Futur Year	: 100% hts, Alarm Bells, He e Replacement	orns And M Cycle	Smoke Detectors	Priorit
Generic, Digital Generic, Digital Iechanical ystem Component Type eating Energy Source Natural Gas Conversion Equipment	30% Other Obs Location Explanat % of Total	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost	Affected robe Ligh Futur Year FY 2039	: 100% hts, Alarm Bells, Ho e Replacement Estimated Cost * *	orns And M Cycle (Yrs) 1	Smoke Detectors aintenance Estimated Cost	Priorit
Generic, Digital Generic, Digital	30% Other Obs Location Explanat % of Total 100%	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost (Years)	Affected cobe Ligh Futur Year FY 2039 2042	: 100% hts, Alarm Bells, Ho e Replacement Estimated Cost **	orns And M Cycle (Yrs)	Smoke Detectors	Priorit
Generic, Digital Generic, Digital Iechanical ystem Component Type eating Energy Source Natural Gas Conversion Equipment	30% Other Obs Location Explanat % of Total 100% 100% Other Obs	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area	Affected cobe Ligh Futur Year FY 2039 2042	: 100% hts, Alarm Bells, Ho e Replacement Estimated Cost **	orns And M Cycle (Yrs) 1	Smoke Detectors aintenance Estimated Cost	Priorit
Generic, Digital Generic, Digital Iechanical ystem Component Type eating Energy Source Natural Gas Conversion Equipment	30% Other Obs Location Explanat % of Total 100% 100% Other Obs Location	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room	Affected cobe Ligh Futur Year FY 2039 2042	: 100% hts, Alarm Bells, Ho e Replacement Estimated Cost **	orns And M Cycle (Yrs) 1	Smoke Detectors aintenance Estimated Cost	Priorit
Generic, Digital Generic, Digital	30% Other Obs Location Explanat % of Total 100% 100% Other Obs Location	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area	Affected cobe Ligh Futur Year FY 2039 2042	: 100% hts, Alarm Bells, Ho e Replacement Estimated Cost **	orns And M Cycle (Yrs) 1	Smoke Detectors aintenance Estimated Cost	Priorit
Generic, Digital Generic, Digital	30% Other Obs Location Explanat % of Total 100% 100% Other Obs Location Explanat	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room	Affected robe Ligh Futur Year FY 2039 2042 Affected	: 100% hts, Alarm Bells, Ho e Replacement Estimated Cost ** ** : 100%	orns And M Cycle (Yrs) 1	Smoke Detectors aintenance Estimated Cost \$11,500	Priorit
Generic, Digital Generic, Digital	30% Other Obs Location Explanat % of Total 100% 100% Other Obs Location	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room	Affected cobe Ligh Futur Year FY 2039 2042	: 100% hts, Alarm Bells, Ho e Replacement Estimated Cost **	orns And M Cycle (Yrs) 1	Smoke Detectors aintenance Estimated Cost	Priorit
Generic, Digital Generic, Digital IEChanical ystem Component Type eating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	30% Other Obs Location Explanat % of Total 100% 0ther Obs Location Explanat 100%	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room	Affected robe Ligh Futur Year FY 2039 2042 Affected 2037	: 100% hts, Alarm Bells, Ho e Replacement Estimated Cost ** : 100% **	orns And M Cycle (Yrs) 1 1 4	Smoke Detectors aintenance Estimated Cost \$11,500 \$1,100	Priorit
Generic, Digital Generic, Digital IEChanical ystem Component Type eating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator	30% Other Obs Location Explanat % of Total 100% 100% Other Obs Location Explanat 100% 90%	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room	Affected robe Ligh Futur Year FY 2039 2042 Affected 2037 2027	: 100% hts, Alarm Bells, Ho e Replacement Estimated Cost ** : 100% ** \$112,300	orns And M Cycle (Yrs) 1 1 1 4 1	Smoke Detectors aintenance Estimated Cost \$11,500 \$1,100 \$6,800	Priorit
Generic, Digital Generic, Digital	30% Other Obs Location Explanat % of Total 100% 0ther Obs Location Explanat 100%	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room	Affected robe Ligh Futur Year FY 2039 2042 Affected 2037	: 100% hts, Alarm Bells, Ho e Replacement Estimated Cost ** : 100% **	orns And M Cycle (Yrs) 1 1 4	Smoke Detectors aintenance Estimated Cost \$11,500 \$1,100	Priorit
Generic, Digital Generic, Digital IEChanical ystem Component Type eating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Convector/Radiator	30% Other Obs Location Explanat % of Total 100% 100% Other Obs Location Explanat 100% 90%	: Throughout The Building tion : Manual Pull Station, Str Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Basement Boiler Room	Affected robe Ligh Futur Year FY 2039 2042 Affected 2037 2027	: 100% hts, Alarm Bells, Ho e Replacement Estimated Cost ** : 100% ** \$112,300	orns And M Cycle (Yrs) 1 1 1 4 1	Smoke Detectors aintenance Estimated Cost \$11,500 \$1,100 \$6,800	Priorit

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

Asset # : 4440

Mechanical	Curre	ent Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	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 Location : 1st H	on, Extent : Light, Area Floor Roof	Affected	: 10%			
	Explanation : C	Dne Split Air Condition	ing 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 Location : First	on, Extent : Light, Area t Floor Roof	Affected	: 30%			
	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	200/		2020	* *	1		
Brass/Copper Galvanized Steel	30% 70%		2039 2034	* *	1 1		
Water Heater	/070		2034		1		
Electric		\$12,300 Extent : Moderate, Are 3 Units Not Working I			4	\$100	
Sanitary Piping	- 5	.0					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
ire Suppression							
Sprinkler							
Generic	100%		2039	* *	1-2	\$6,500	
Fire Pump							
Generic	100%		2038	* *	1	\$4,400	

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

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

## Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	<ul> <li>78 CAT</li> <li>MANH</li> <li>DHS002</li> <li>139,997</li> <li>27-Apr</li> </ul>	27.000 / 1954	REET	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1900 / 2011 : HOMELESS SERVI : NONE	CES
Block	: 111	Lot	: 150	BIN	: 1083359	
<b>CAPITAL</b> Exterior Architect Interior Architect Electrical Mechanical				<b>FY 2022 - 2025</b> \$2,063,700 \$994,700 \$1,133,200 \$1,019,100		<b>FY 2026 - 2031</b> \$372,800 \$2,378,800 \$3,316,700 \$3,861,100
Total				\$5,210,600		\$9,929,400
Importance Code Importance Code Importance Code Total	В			\$2,063,700 \$2,912,500 \$234,500 <b>\$5,210,600</b>		\$414,800 \$8,211,000 \$1,303,600 <b>\$9,929,400</b>
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect Interior Architect Electrical Mechanical			\$70,000 \$130,800 \$58,100 \$92,000	\$11,300 \$27,700	\$40,600 \$6,000 \$11,000 \$24,100	\$7,900 \$37,600 \$24,200
Total			\$350,700	\$39,000	\$81,700	\$69,700
Importance Code Importance Code Importance Code	вB		\$84,100 \$232,500 \$34,100	\$13,900 \$25,100	\$54,500 \$27,300	\$13,900 \$55,800
Total			\$350,700	\$39,000	\$81,700	\$69,700



*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.* 

### LIFE FAMILY CENTER

#### Asset # : 1954

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								1
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$168,200	
Masonry: Brick	Cracking/	Now Crumbling, : Through	\$242,800 Extent : Light, Arc out	LIFE ea Affect	* * ed : 10%	5	\$150,700	
Masonry: Granite	2%			LIFE	* *	5	\$3,200	
Masonry: Limestone	Cracking/ Location	: North Fa		-	-	5	\$21,000	
		xtent : Mo : North Fa	derate, Area Affect acade	ted : 10%	6			
Metal Panel	5%			2047	* *	5-10	\$74,000	
Windows								
Aluminum	Ctrwt/Balr Location Loose/Mis	: Through	s, Extent : Moderat			5	\$14,100	
Aluminum	40%			2049	* *	5	\$20,600	
Metal Clad		Now	\$142,600	2052	* *	5	\$8,000	
	Location Bent/Warp Location Broken/Mi	: Boiler R ed Elemen : Boiler R	ts, Extent : Modera oom nents, Extent : Mod	ate, Area	Affected : 25%			
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$21,400	
Masonry: Brick	50%			LIFE	* *	5	\$13,800	
Masonry: Brick	30%			LIFE	* *	5	\$8,300	
Metal Rail	10%			2044	* *	5-10	\$49,900	
Roof Built-Up (BUR)	Drains Clo Location Ponding, I	: North Ar Extent : Sev	\$36,400 ent : Moderate, Are ad South Sections vere, Area Affected		* * ed : 25%			
	Location	: North Ai	nd South Sections					
Copper/Terne	5%			2042	* *	10	\$15,700	
Modified Bitumen	40%			2032	* *	10	\$50,200	
Slate		0-2 Crumbling, : Through	\$34,100 Extent : Light, Ard	LIFE ea Affect	* * ed : 10%			

Interior

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

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

## LIFE FAMILY CENTER

#### Asset # : 1954

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior									
Floors	100/	<b>N</b> .T			ata ata	-	<b>* 1 =</b> 0.00		
Cast in Place Concrete	Cracking/ Location Water Per	: Boiler Ro	xtent : Severe, Are	-	-	5	\$45,800		
Ceramic Tile	10%	0-2	\$43,300	2030	\$433,200	5	\$10,500		
	Cracking/		Extent : Light, Are			0	\$10,200		
Mosaic Tile	Broken/M Location Cracking/	: At Main	Extent : Moderate			5	\$5,200		
Terrazzo	-	0-2 Crumbling, : Through	\$26,000 Extent : Light, Arc out	LIFE ea Affecte	* * ed : 10%	5	\$8,200		
Vinyl Tile	23%			2027	\$437,100	3	\$18,100		
Vinyl Tile 9" X 9"	Cracking/	Now Crumbling, : Through	\$221,600 Extent : Moderate out	2032 , Area Aj	* * ffected : 30%	3	\$23,600		
Wood	15%			2042	* *	5	\$58,900		
Wood	5% Deflection	Now Evident, E : Old Audi	\$368,600 xtent : Moderate, 2 itorium	2067	* * ected : 50%	5	\$9,800		
	Location	: Old Audi	Extent : Moderate, itorium : Moderate, Area						
	Location	: Old Audi	itorium						
Interior Walls Ceramic Tile	Cracking/ Location	: Stairs tar Miss/Er	\$234,500 Extent : Moderate od, Extent : Moder	-	-	5	\$19,900		
Gypsum Board	55%			LIFE	* *	5	\$131,300		
Masonry: Brick	5%			LIFE	* *	5	φ151,500		
Marble Panels	5%			LIFE	* *				
Plaster	20%			LIFE	* *	5	\$23,900		
Plaster	5%	Now	\$34,100	LIFE	* *	5	\$6,000		
	Cracking/ Location	Crumbling, : Old Audi	Extent : Moderate	, Area Aj			· · , · · ·		
		: Old Audi		ii eu Ajje	. 10/0				

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

## LIFE FAMILY CENTER

### Asset # : 1954

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System	% of		Estimated Cost	Vear	Estimated Cost	Cycle	<b>Estimated</b> Cost	Priority
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1110110
Туре		()				()		
nterior								
Ceilings	100/				ate ate	-	¢10.000	
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 Plaster	5% 45%			LIFE LIFE	* *	5	\$52,000	
Plaster	43%		\$26,900	LIFE	* *	5 5	\$53,900 \$6,000	
Flaster			<i>Extent : Moderate</i>			5	\$0,000	
	-	i : Old Aud		, лгеи л	<i>fjecieu</i> . 1570			
			xtent : Moderate, A	Irea Affe	ected · 20%			
		i : Old Aud		ireu nyje	cieu : 2070			
	Locarior	. 014 1144						
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Vear	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1110110
Туре		(						
Under 600 Volts								
Service Equipment	1000/				<b>*</b> 44 <b>*</b> *	_	<b>*</b> < • •	
Fused Disc Sw	100%			2027	\$41,900	5	\$600	
			Extent : Moderate, 2	Area Affe	ected : 100%			
		n : Electrico		<b>.</b>	1			
	Explana	tion : One d	800 Ampere Main I	Jisconne	ect Switch			
Switchgear / Switchboard	1000/			2027	\$156 500	5	\$600	
Fused Disc Sw	100%			2027	\$156,500	5	\$600	
Raceway Conduit	100%			2027	\$162,200	1		
Panelboards	100%			2027	\$162,200	1		
Fused Disc Sw	10%			2026	\$12,800	5	\$300	
Molded Case Bkrs	90%			2020	\$12,800	5	\$3,300	
Wiring	9070			2020	\$114,900	5	\$5,500	
Thermoplastic	100%			2027	\$255,600	1		
Motor Controllers	10070			2027	\$255,000	1		
Locally Mounted	100%			2025	\$279,600	5	\$900	
Bround	10070			2023	\$275,000	5	\$700	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	
tand-by Power						-1	+-,	
Transfer Switches								
Automatic	100%			2025	\$24,000	1	\$43,100	
Generators					,			
Diesel	100%			2023	\$188,300	1	\$54,200	
	Other Obs	servation, E	xtent : Moderate, A	Area Affe				
	Location	n : Generate	or Room					
	Explana	tion : One	120 Kilowatt					
Batteries								

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

### LIFE FAMILY CENTER

#### Asset # : 1954

		A330	# . 1954				
Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimate (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tand-by Power Fuel Storage Main Tank	Location	ervation, Extent : Mo : Basement ion : No Nameplate I		\$18,100 ected : 100%	5	\$4,100	
ighting Interior Lighting Fluorescent	Location	ervation, Extent : Lig : Throughout The Bi ion : T-8 Lamps		\$2,457,100 : 100%	10	\$128,400	
Egress Lighting Emergency, Battery Exit, Service	50% 50%		2022 2022	\$100,800 \$24,900	10 1	\$16,900	
Exterior Lighting HID	100%		2022	\$564,500	10	\$400	
larm Security System No Component Generic Fire/Smoke Detection No Component Generic, Digital	90% 10% 90% 10%		2032	**	1	\$5,200 \$8,600	
Mechanical		Current Repair	Futur	e Replacement	м	aintenance	
System Component Type	% of Total	Fail Date Estimate (Years)		Estimated Cost		Estimated Cost	Priorit
leating Energy Source Natural Gas	100%		2047	* *	1		
Conversion Equipment Steam Boiler	Location	ervation, Extent : Lig : Basement Boiler R ion : 3 Boilers		**	1	\$138,600	
Distribution Central Plant Steam Piping/Pmp	100%		2027	\$2,369,300	4	\$10,400	
Terminal Devices Convector/Radiator Unit Heater - Steam	95% 5%		2025 2022	\$712,000 \$25,000	1 4	\$43,000 \$1,000	
Air Conditioning Energy Source Electricity	100%		2035	* *	1		

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

### LIFE FAMILY CENTER

Asset # : 1954

Mechanical		Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
<b>Conversion Equipment</b>							
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%						
lumbing							
H/C Water Piping							
Brass/Copper	50%		2037	* *	1		
Galvanized Steel	50%	0-2 \$15,40		\$307,100	1		
		Extent : Moderate, Area A	Affected : 15%	ó			
	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%						
ire 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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

## Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey		/ LOTS AVENUE BTWY LYN 1.000 / 1971	/ FORMER LINDEN GH N BRADFORD ST MIL Agency's Number Yr Built/Renovated Project Type Landmark Status		
Areas Surveyed		t, Roof, Floors 1,2			
Block	: 3844	Lot : 1	BIN	: 3085646	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture		\$110,200		\$49,600
Electrical					\$660,600
Mechanical					\$252,600
Total			\$110,200		\$962,800
Importance Code	A		\$110,200		\$49,600
Importance Code	В				\$913,200
Total			\$110,200		\$962,800
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture	\$52,600	\$2,300		
Interior Architect	ure	\$137,900		\$4,100	\$1,100
Electrical		\$5,000	\$400	\$500	\$700
Mechanical		\$6,000	\$3,900	\$17,000	\$5,000
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$205,400	\$10,600	\$25,600	\$10,800
Importance Code	А	\$54,700	\$4,500	\$2,100	\$2,200
Importance Code		\$82,000	\$6,000	\$23,500	\$8,600
Importance Code	С	\$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. Estimates are rounded to the nearest hundred dollars.* 

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

Asset # : 1971

Architecture		Current	Zeneir	Entro	- Ronlassmant	- NA		
	Current Repair				e Replacement		aintenance	
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	
Wasoni y. Drick		nce. Extent	: Moderate, Area		: 5%	5	\$99,200	
			Along Riverdale A					
		-	nt, Area Affected : :					
	Location	: Along Ri	verdale Avenue					
Masonry: Limestone	5%			LIFE	* *	5	\$4,400	
Metal, Corrugated	10%			2051	* *	1		
Windows								
Aluminum	100%	0-2	\$60,600	2047	* *	5	\$6,800	
	-		ent : Moderate, Are	ea Affecte	ed : 10%			
	Location	: Through	out Bedrooms					
Parapets			<b>*</b> • • • • • •		ate ate	_	<b>* -</b>	
Masonry: Brick	90%	4+ E	\$18,100	LIFE	* *	5	\$5,900	
			: Moderate, Area . out Interior Face	Ајјестей	. 1570			
		-	Sut Interior Pace Extent : Moderate, 2	Area Affa	octed · 30%			
			s Avenue Façade	пей Ајје	cieu . 5070			
			Non-functioning B	ird Netti	ng			
Masonry: Limestone	5%			LIFE	**	5-10	\$4,000	
Metal Rail	5%			2048	* *	5-10	\$5,900	
Roof	-						<i>v - )</i>	
Modified Bitumen	98%	4+	\$28,700	2036	* *			
			ıt : Light, Area Affe	ected : 1	0%			
			loof Over Stairs					
	-		tent : Moderate, Ar	rea Affec	ted : 10%			
		: Through	out					
Skylight, Plastic	2%			2036	* *	1		
nterior								
Floors	100/			TIPE	ala ala	-	¢10.200	
Cast in Place Concrete	10%			LIFE	* *	5	\$19,300	
Ceramic Tile	5%			2040 2036	* *	5	\$2,200 \$2,200	
Quarry Tile Terrazzo	5% 5%			2036 LIFE	* *	5 5	\$3,300 \$3,400	
Vinyl Tile	5% 75%			2036	* *	3	\$3,400 \$12,400	
v myr i ne	1370			2030		3	\$12,400	

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

#### LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL

Asset # : 1971

		A3561 # . 1					
Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e 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 Location : Kitchen	-	ea Affecti	ea : 10%			
Concrete Masonry Unit			LIFE	* *	5	\$1,700	
Concrete Masonry Unit Masonry: Brick	10% Now	\$17,300	LIFE	* *	3	\$1,700	
Wasoni y. Drek	Joint Mortar Miss/E Location : Boiler F	rod, Extent : Moder		a Affected : 10%			
M. 11. D 1.			LIPP	* *			
Marble Panels	5% 0-2 Cracking/Crumbling	\$17,700 Extent : Light Are	LIFE				
	Location : Through	-	си лујеси	eu . 1070			
	Joint Mortar Miss/E		Area Aff	ected : 5%			
	Location : Through		55				
Plaster	75% 0-2	\$26,700	LIFE	* *	5	\$9,400	
	Cracking/Crumbling			ed : 10%		<i>•••</i> , •••	
	Location : Roof Ac	cess Stair And Base	ement Co	rridor			
Ceilings							
AcousTileSusp.Lay-In	30% Now <i>Misaligned/Bulging</i> ,	\$11,400 Extent : Moderate	2036	* * Factad · 10%	5	\$6,600	
	Location : Cafeter		лгей Ајј	ecieu . 1070			
	Staining/Discoloring		e, Area A	ffected : 2%			
	Location : First Fl	oor 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		ea Affecte	ed : 5%			
Site Enclosure	Location : Baseme	nt Utility Kooms					
Fence/Gates							
Iron Picket	90%		2066	* *			
Masonry: Brick	10%		2051	* *			
Retaining Walls							
Cast in Place Concrete	100%		2066	* *			
	Other Observation, Location : New Lo	Q	Affected	: 90%			
	Explanation : Con	crete Areaway Wall	s				
Site Pavements							
Public Sidewalk	1000/		• • • •				
Cast in Place Concrete	100%		2044	* *			
On-Site Walkways	1009/		2044	* *			
Cast in Place Concrete	100%		2044	·~ •			

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

### LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL

#### Asset # : 1971

		A55el # . 1					
Architecture	Curr	ent Repair	Future	e Replacement	Μ	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Site Pavements Parking/Driveway Cast in Place Concrete	Location : Rive Other Observatio Location : Rive	ling, Extent : Light, Are rdale Avenue Side on, Extent : Light, Area rdale Avenue Side Rust And Trash Staining	Affected	: 30%			
Electrical	Curr	ent Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Service Equipment Fused Disc Sw	100% Other Observatio Location : Elec	on, Extent : Light, Area trical Room	2031 Affected	\$5,200 : 100%	5	\$100	
	Explanation : T	wo 200 Ampere Main	Disconne	ct Switches			
Switchgear / Switchboard Molded Case Bkrs	100%		2031	\$78,300	5	\$600	
Raceway	/						
Conduit	90%		2031	\$33,900	1		
Conduit Panelboards	10%		2051		1		
Fused Disc Sw	10%		2030	\$3,200	5	\$100	
Molded Case Bkrs	20%		2030	**	5	\$100	
Molded Case Bkrs	70%		2030	\$22,300	5	\$400	
Wiring				+;000	-	4.00	
Thermoplastic	10%		2051	* *	1		
Thermoplastic	90%		2031	\$49,500	1		
Motor Controllers							
Locally Mounted	100%		2029	\$59,900	5	\$200	
Ground							
Grounding Devices	1009/		LIPP	* *	-	<b>#7</b> 00	
Generic	100%		LIFE	<u> </u>	5	\$700	
ighting Interior Lighting Fluorescent	100% T-8 Lamps And I Location : Thre	Fixtures, Extent : Light, pughout	2031 Area Affe	\$389,900 ected : 100%	10	\$20,400	
Egress Lighting							
Emergency, Battery	50%		2026	\$16,000	10	\$2,700	
Exit, Service	50%		2026	\$4,000	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.* 

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

Asset # : 1971

	Current Boneir	Enter	o Poplooement		aintanan <del>aa</del>	
<b>0</b> ( <b>0</b>	Current Repair		e Replacement		aintenance	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				10		
		a Affected	: 100%			
		11				
	ion . Operalea via r nolocel	l				
80%						
80%						
		2036	* *	1	\$1.500	
	Now \$1.400		* *			
			ected : 100%	-	4200	
Location	: Throughiout					
80%						
20%		2031	\$49,100	1-3	\$2,800	
	Current Repair	Futur	e Replacement	М	aintenance	
% of	Fail Date Estimated Cost	Year	<b>Estimated</b> Cost	Cvcle	Estimated Cost	Priority
Total	(Years)	FY		(Yrs)		
5%		2061	* *	1		
95%		2041	* *	1		
				2	\$500	
		a Affected	: 10%			
		<i>с.</i>				
		Cajeteria.				
-	un în Mun Entruice Door	2036	* *	1	\$20,000	
	ervation Extent · Light Are		· 90%	1	\$20,900	
011101 000			. > 0 / 0			
Location	: Basement					
		team Boile	rs			
	: Basement tion : 2 Natural Gas Fired St	team Boile	rs			
		team Boile 2031	<i>rs</i> \$98,200			
Explanat 100% Leak Evid	tion : 2 Natural Gas Fired St 0-2 \$2,000 ent, Extent : Moderate, Area	2031 Affected :	\$98,200 100%			
Explanat 100% Leak Evid	tion : 2 Natural Gas Fired St 0-2 \$2,000	2031 Affected :	\$98,200 100%			
Explanat 100% Leak Evide Location	tion : 2 Natural Gas Fired St 0-2 \$2,000 ent, Extent : Moderate, Area	2031 Affected : Pump In Bo	\$98,200 100% biler Room			
Explanat 100% Leak Evide Location 100%	tion : 2 Natural Gas Fired St 0-2 \$2,000 ent, Extent : Moderate, Area : 1 Of Condensate Return F	2031 Affected : Pump In Bo 2029	\$98,200 100% oiler Room \$118,900	1	\$7,200	
Explanat 100% Leak Evide Location 100% On Extend	tion : 2 Natural Gas Fired St 0-2 \$2,000 ent, Extent : Moderate, Area : 1 Of Condensate Return P	2031 Affected : Pump In Bo 2029	\$98,200 100% oiler Room \$118,900	1	\$7,200	
Explanat 100% Leak Evide Location 100% On Extend	tion : 2 Natural Gas Fired St 0-2 \$2,000 ent, Extent : Moderate, Area : 1 Of Condensate Return F	2031 Affected : Pump In Bo 2029	\$98,200 100% oiler Room \$118,900	1	\$7,200	
Explanat 100% Leak Evide Location 100% On Extend	tion : 2 Natural Gas Fired St 0-2 \$2,000 ent, Extent : Moderate, Area : 1 Of Condensate Return P	2031 Affected : Pump In Bo 2029	\$98,200 100% oiler Room \$118,900	1	\$7,200	
	20% Other Obs Location Explanat 80% 18% 2% Cameras I Location 80% 20% % of Total 5% 95% 5% Other Obs Location Explanat Air Curta 95%	Total (Years)         20%         Other Observation, Extent : Light, Are Location : Outside Perimeter         Explanation : Operated Via Photocel         80%         18%         2% Now \$1,400         Cameras Damaged, Extent : Moderate Location : Throughiout         80%         2%         0%         2%         0%         2%         Now \$1,400         Cameras Damaged, Extent : Moderate Location : Throughiout         80%         20%         Current Repair         % of Fail Date Estimated Cost Total (Years)         5%         00ther Observation, Extent : Light, Are Location : Various         Explanation : Electic Unit Heater In Air Curtain In Main Entrance Door         95%	Total (Years)FY20%2026Other Observation, Extent : Light, Area Affected Location : Outside Perimeter Explanation : Operated Via Photocell80%80%18%2036 2% Now \$1,4002% Now \$1,40020%2041 2041Cameras Damaged, Extent : Moderate, Area Affe Location : Throughiout80% 20%2031Current RepairFutur FY% of Fail Date Estimated Cost Total (Years)Year FY5%2061 20415%2031Other Observation, Extent : Light, Area Affected Location : Various Explanation : Electic Unit Heater In Cafeteria. Air Curtain In Main Entrance Door 95%2036	Total (Years)FY20%2026\$17,900Other Observation, Extent : Light, Area Affected : 100% Location : Outside Perimeter Explanation : Operated Via Photocell100%80%80%80%18%2036***2%Now\$1,4002041***Cameras Damaged, Extent : Moderate, Area Affected : 100% Location : Throughiout2031\$49,10080% 20%2031\$49,100Current Repair% of Fail Date Estimated Cost Total (Years)Year Estimated Cost FY5%2061**5%2031\$19,700Other Observation, Extent : Light, Area Affected : 10% Location : Various Explanation : Electic Unit Heater In Cafeteria. Air Curtain In Main Entrance DoorFY	Total (Years)FY(Yrs) $20\%$ $2026$ \$17,90010Other Observation, Extent : Light, Area Affected : 100% Location : Outside Perimeter Explanation : Operated Via Photocell10 $80\%$ $2036$ ***1 $2\%$ Now\$1,4002041***1 $2\%$ Now\$1,4002041***1Cameras Damaged, Extent : Moderate, Area Affected : 100% Location : Throughiout2031\$49,1001-3 $80\%$ $20\%$ $2031$ \$49,1001-3 $80\%$ $20\%$ $2061$ ***1 $95\%$ $2061$ ***1 $5\%$ $2031$ \$19,7002 $5\%$ Location, Extent : Light, Area Affected : 10% Location : Various Explanation : Electic Unit Heater In Cafeteria. Air Curtain In Main Entrance Door $95\%$ ***1	Total (Years)         FY         (Yrs)           20%         2026         \$17,900         10           Other Observation, Extent : Light, Area Affected : 100% Location : Outside Perimeter         10         10           Explanation : Operated Via Photocell         80%         11         \$1,500           2%         Now         \$1,400         2041         **         1         \$200           Cameras Damaged, Extent : Moderate, Area Affected : 100% Location : Throughiout         2031         \$49,100         1-3         \$2,800           80%         2031         \$49,100         1-3         \$2,800           Current Repair         Future Replacement         Maintenance           % of Fail Date Estimated Cost Total (Years)         Year Estimated Cost FY         Cycle Estimated Cost (Yrs)         \$5%           5%         2031         \$19,700         2         \$500           Other Observation, Extent : Light, Area Affected : 10% Location : Various         \$2030         \$19,700         2         \$500           Other Observation, Extent : Light, Area Affected : 10% Location : Various         \$2036         **         1         \$20,900

*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.* 

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

Asset # : 1971

					Maintenance	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100/		0000	<b>*</b> 4 < 6 6			
		2026	\$4,600	I		
90%						
100/		LIPP	* *	2.5	<b>#2</b> 000	
		LIFE	* *	2-5	\$2,000	
90%						
0.00/		2021	¢25 400	2	<b>\$700</b>	
					\$700	
4%		2031	\$300	2		
1000/		2041	* *	1		
100%		2041		1		
1000/		2024	¢12 (00	2	¢200	
100%		2024	\$13,600	2	\$300	
1000/		2041	* *	4	¢2 200	
100%		2041		4	\$2,200	
1000/		LIEE	* *	1		
100%		LIFE		1		
1000/		LIEE	* *	1		
10070		LIFE		1		
1000/						
10070						
100%		LIEE	* *			
	arriation Fritant · Light Area					
	6	Ајјестеи	. 10070			
Елрини	ion . moundoned in 1 luce					
100%		2051	* *	1-2	\$6 200	
	ow Preventer, Extent · Light		ected · 100%	1.7	\$0,200	
-	-					
	10% 90% 10% 90% 96% 4% 100% 100% 100% 100% 100% 100% 100%	10% 90% 10% 90% 96% 4% 100% 100% 100% 100% 100% 100% 100%	10%         2026           90%         LIFE           90%         2031           96%         2031           4%         2031           100%         2041           100%         2041           100%         2041           100%         2041           100%         LIFE           100%         South Construction and the state of the	10%       2026       \$4,600         90%       LIFE       **         90%       2031       \$35,400         96%       2031       \$35,400         4%       2031       \$300         100%       2041       **         100%       2024       \$13,600         100%       2041       **         100%       2041       **         100%       LIFE       **         100%       2051       **         100%       2051       **         100%       2051       **	10%       2026       \$4,600       1         90%       LIFE       **       2-5         90%       2031       \$35,400       2         4%       2031       \$35,400       2         100%       2041       **       1         100%       2024       \$13,600       2         100%       2024       \$13,600       2         100%       2041       **       4         100%       LIFE       **       1         100%       2051       **       1-2         No Backflow Preventer, Extent : Light, Area Affected : 100%       100%       1	10%       2026       \$4,600       1         90%       LIFE       **       2-5       \$2,000         90%       2031       \$35,400       2       \$700         96%       2031       \$35,400       2       \$700         4%       2031       \$35,00       2       \$700         100%       2041       **       1         100%       2024       \$13,600       2       \$300         100%       2041       **       4       \$2,200         100%       LIFE       **       1         100%       LIFE       **       2         100%       LIFE       **       1         100%       LIFE       **       2         100%       No Backflow Preventer, Extent : Light, Area Affected : 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.

#### **DEPT. OF HOMELESS SERVICES - FY 2021** Print Date : 08-Sep-2020

Asset Name	IOUNT EDEN AVENUE SRO				
Address	: 50 WEST MOUNT EDEN AVE. @INWOOD AVENUE				
Borough	BRONX Agency's Number : N/A				
Program / Asset #	OHS0054.000 / 50         Yr Built/Renovated         : 1991 /				
Area Sq Ft	5,000 Project Type : HOMELESS SEF	RVICES			
Date of Survey	2-Jun-2017 Landmark Status : NONE				
Areas Surveyed	Basement, Roof, Floors 1,3,5				
Block	865 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

Total	\$221,000	\$29,500	\$38,500	\$34,200
Importance Code C	\$2,000			
Importance Code B	\$110,500	\$21,700	\$35,300	\$31,000
Importance Code A	\$108,600	\$7,800	\$3,200	\$3,200
Total	\$221,000	\$29,500	\$38,500	\$34,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Site Pavements	\$900			
Mechanical	\$66,000	\$7,400	\$22,400	\$7,100
Electrical	\$20,000	\$6,800	\$6,300	\$6,700
Interior Architecture	\$18,900	\$1,000		\$10,500
Exterior Architecture	\$105,300	\$4,500		
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025



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

#### Asset # : 50

Architecture		Current I	Repair	Futur	e Replacement	ent Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls	20/	N	¢27.700	2059	* *			
Alum/Vinyl Siding		Now	\$27,700 hents, Extent : Seve	2058				
		-	Rwl, W Mount Ede			z		
Masonry: Brick	60%	-	\$37,700	LIFE	**	5	\$58,600	
5	Diagonal	Cracks, Ex	tent : Moderate, Ai	rea Affec	ted : 1%		. ,	
	Location	: Exterior	Parapet Walls At J	Scuppers				
	Graffiti, E	xtent : Mod	derate, Area Affect	ed : 5%				
	Location	a : W Moun	t Eden Avenue					
Window Wall	38%			2048	* *	5	\$139,200	
Windows	1000/	0.2	¢15 000	2044	* *	5	¢0,000	
Aluminum	100% Bant/Warr	0-2 ad Flomon	\$15,800 ts, Extent : Modera	2044 ata Araa		5	\$8,900	
	-		r Common Room	ile, Areu	Affected . 170			
			eked, Extent : Mode	prate Ari	pa Affected · 1%			
			r Common Room	<i>in are, 11</i>	<i>a njjecica</i> . 170			
Parapets								
Concrete Masonry Unit	70%	2-4	\$34,500	LIFE	* *	5	\$3,500	
	-		tent : Moderate, Ai	rea Affec	ted : 5%			
	Location	: Through	out					
Masonry: Brick		Now	\$27,300	LIFE	* *	5	\$900	
	-		tent : Severe, Area					
			st Stair Tower, Scu		-			
			xtent : Severe, Are					
			st Stair Tower, Scu					
			od, Extent : Moder st Stair Tower	rate, Are	a Affectea : 1%			
Metal Panel	10%	. Sourive		2048	* *	5	\$1,700	
Roof	1070			2010		5	\$1,700	
Modified Bitumen	95%			2033	* *	10	\$41,700	
Traffic Topping	5%			2033	* *	10	\$3,700	
Soffits	1000/				de de	-		
Cast in Place Concrete	100%			LIFE	* *	5		
nterior 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	
-		Failure, Ex 1 : First Flo	tent : Moderate, A por	rea Affec	eted : 5%			
		Crumbling, 1 : First Flo	Extent : Moderate	e, Area A	ffected : 5%			
	Uneven Sı	ırface, Exte	ent : Moderate, Are	ea Affecte	ed : 2%			
	Location	: First And	d 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.

#### **MOUNT EDEN AVENUE SRO**

### Asset # : 50

Architecture		Current l	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls	200/			LIPP	* *	5	¢10.200	
Concrete Masonry Unit	Water Per	netration, E : Bulkhea	xtent : Moderate, 2 ds	LIFE Area Affe		5	\$10,200	
Glass: Single Pane	10%			LIFE	* *	5	\$6,400	
Gypsum Board	Location Recent Re	am Surface 1 : First Flo	nt, Extent : Light, A	LIFE e, Area A		5	\$7,700	
Masonry: Brick	45%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	2%			2033	* *	5	\$2,000	
		-	eents, Extent : Mod Not In Use	erate, Ar	ea Affected : 1%			
Exposed Concrete	63%			LIFE	* *	5	\$9,800	
Gypsum Board	35%			LIFE	* *	5	\$43,400	
Site Enclosure Fence/Gates								
Chain Link	15%			2038	* *			
Iron Picket		/Rusting, E : W Mt Ea	xtent : Moderate, 2 len Avenue	2048 Area Affe	* * ected : 85%			
Retaining Walls								
Cast in Place Concrete	100%			2048	* *			
ite Pavements Public Sidewalk	1000/			2022	* *			
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways Cast in Place Concrete	95%			2033	* *			
Pavers/Stone	93% 5%			2033				
	370			2031				
Parking/Driveway Asphalt		4+ Crumbling, 1 : Through	\$900 Extent : Light, Arc out	2031 ea Affect	\$43,800 ed : 10%			
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Jnder 600 Volts Service Equipment Fused Disc Sw	Location	: Electrica	Extent : Light, Area Il Room 800 Ampere Main J			5	\$300	

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

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

### MOUNT EDEN AVENUE SRO

Asset # : 50

Electrical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Switchgear / Switchboard						
Fused Disc Sw	100%	2038	* *	5	\$300	
Raceway						
Conduit	100%	2038	* *	1		
Panelboards				_	<b>.</b>	
Molded Case Bkrs	100%	2036	* *	5	\$1,700	
Wiring	1000/	2020	* *	1		
Thermoplastic	100%	2038	* *	1		
Motor Controllers	1000/	2022	* *	5	¢ 400	
Locally Mounted	100%	2033		5	\$400	
Ground Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	
Generie	Other Observation, Extent :		: 50%	5	\$1,000	
	Location : At Water Main	2.8, eu 1.,,eereu				
	Explanation : Corrosion					
Stand-by Power	1					
Transfer Switches						
Automatic	100%	2033	* *	1	\$20,000	
Generators						
Diesel	100%	2031	\$94,200	1	\$25,200	
	Other Observation, Extent :		: 100%			
	Location : Generator Room					
	Explanation : One 125 Kil	ovolt-ampere				
Batteries	1000/	2022	¢1 (00	-	<b>#2</b> 400	
Lead/Acid	100%	2022	\$1,600	5	\$2,400	
Fuel Storage	100%	2026	* *	5	\$12 100	
Day Tank	Other Observation, Extent :	2036 Light Area Affected		5	\$12,100	
	Location : Basement	Ligni, Area Ajjeciea	. 10070			
	Explanation : One 250 Ga	llon Tank				
Lighting	Explanation : One 200 Ga	non Tunn				
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 :		cted : 100%			
	Location : Exterior Canop	V				
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.* 

#### **MOUNT EDEN AVENUE SRO**

Asset # : 50

Electrical		Current	Repair	Futu	re Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm								
Security System								
No Component	80%			••••	<b>* 13</b> 000		<b># 1</b> 000	
Generic	20%			2028	\$42,000	1	\$4,900	
Fire/Smoke Detection	(50/							
No Component	65% 35%			2028	\$251,600	1-3	\$14,400	
Generic, Analog	3370			2028	\$251,000	1-5	\$14,400	
lechanical		Current	Repair	Futur	re Replacement	Μ	laintenance	
ystem	% of	Fail Date	Estimated Cost	Year	<b>Estimated</b> Cost	Cvcle	<b>Estimated</b> Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
eating								-
Energy Source								
Electricity	1%			2048	* *	1		
Natural Gas	99%			2048	* *	1		
Conversion Equipment								
Hot Water Boiler	99%			2033	* *	1	\$31,800	
	Other Obs	ervation, E	Extent : Light, Area	Affected	l : 100%			
		: Basemer						
		tion : 2 Un	its					
Radiant Heater	1%			2028	\$11,500	2	\$300	
			Extent : Light, Area	Affected	l : 1%			
		: 1st Floo	-					
	Explana	tion : 2 Ele	ectric Unit Heaters					
Distribution	750/			2026	* *	4	\$2,400	
Hot Wtr Piping/Pump	75% 25%	Now	\$25,300	2036 2053	* *	4 4	\$2,400 \$800	
Hot Wtr Piping/Pump			\$25,500 Extent : Light, Area			4	\$800	
		: Basemer		лујестец	1.2570			
			 4 Hot Water Circul	lating Pu	umps Is Missing			
Terminal Devices	<i>r</i>				· · · · · · · · · · · · · · · · · · ·			
Convector/Radiator	98%			2033	* *	1	\$20,600	
Fan Coil Unit/Heat	2%			2028	\$19,500	1	\$400	
	Other Obs	ervation, E	Extent : Light, Area	Affected	l : 2%			
			nt B14, 1st Floor Lo	ocker Ro	om And Maintenan	ice Office	2	
	Explana	tion : 3 Un	its					
ir Conditioning								
Energy Source	=00/			2014	* *	1		
Electricity	50%			2044	* *	1		
Natural Gas	50%			2048	~ ~	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.* 

#### **MOUNT EDEN AVENUE SRO**

#### Asset # : 50

Mechanical	Current Repair Future Replacement					М				
ystem Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori		
ir Conditioning										
Conversion Equipment Ext Pkg Unit - Heating/Cooling	30%			2033	* *	2	\$1,200			
Trouning Cooning		Other Observation, Extent : Severe, Area Affected : 100% Location : 5th Floor.								
		tion : 4 Uni e Not Func		e Not In	Service Because Th	hermosta	ts Controling The			
Window/Wall Unit	70%			2023	\$94,800	1				
Distribution Ductwork/Diffusers No Component	30% 70%			LIFE	* *	2	\$25,400			
entilation	/0/0									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,200			
Exhaust Fans	10070			LIIL		23	\$50,200			
Roof	85%			2033	* *	2	\$1,700			
Roof		Now	\$16,200	2038	* *	2	\$200			
	Unit Inope Location		ent : Severe, Area	Affected :	100%					
umbing										
H/C Water Piping										
Galvanized Steel	100%			2041	* *	1				
HW Heat Exchanger										
Steam Fired	100%			2038	* *	4	\$9,600			
			Extent : Light, Area	Affected	1:100%					
		: Basemen		_						
	Explana	tion : Heat	Exchanger Built In	<i>ito Boile</i>	r					
Sanitary Piping	1000/			LIPP	* *					
Cast Iron	100%			LIFE	* *	1				
Storm Drain Piping Cast Iron	000/			LIEE	* *	1				
	90%	Now	\$13,500	LIFE LIFE	* *	1				
Cast Iron			\$15,500 lerate, Area Affecte			1				
					s z, Right And Left Si	de				
Sump Pump(s)	1000/			2029	¢0.000	4	¢1 400			
Non-Submersible	100%			2028	\$9,900	4	\$1,400			
Sewage Ejector(s) Electric	100%			2028	\$18,700	4	\$2,600			
Tertical Transport	10070			2020	\$10,700	+	\$2,000			
Elevators										
Hydraulic	100%			LIFE	* *					
11, 3144110		ervation, E	Extent : Moderate, .		ected : 100%					
	Location	: Basemen	nt To 5th Floor		Not Commissioned	I.				
ire Suppression	· r · · · · ·			,						
Sprinkler										
Sprinkler										

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

### **MOUNT EDEN AVENUE SRO**

Asset # : 50

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Chemical System						
No Component	99%					
Generic	1%	2023	\$300	1-3		
	Other Observation, Extent : Light, Area	Affected :	1%			
	Location : 1st Floor Kitchen					
	Explanation : Not In Use					
	kitchen Used As Storage.					

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

<sup>\*\*</sup> 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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	<ul> <li>: 1605 NEI</li> <li>: BRONX</li> <li>: DHS0062</li> <li>: 103,796</li> <li>: 06-Dec-20</li> </ul>			: N/A : 1928 / 2013 : HOMELESS SERVI : NONE : 2008816	ICES
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	turo		\$203,000		\$237,600
Interior Architect			\$203,000 \$522,800		\$628,600
Electrical	ure		\$2,655,600		\$234,700
Mechanical			\$=,000,000		\$194,000
Total			\$3,381,400		\$1,294,900
Importance Code	А		\$203,000		\$237,600
Importance Code			\$2,968,200		\$914,700
Importance Code	С		\$210,100		\$142,600
Total			\$3,381,400		\$1,294,900
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$23,100			\$16,000
Interior Architect	ure	\$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		\$48,600	\$18,300	\$90,900	\$19,300
Importance Code	С				
Total		\$82,000	\$28,600	\$101,400	\$45,500



*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.* 

### Asset # : 3011

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$39,900	
Masonry: Brick	45%		_	LIFE	* *	5	\$71,800	
	Location	pair Evider : Through	nt, Extent : Light, A out					
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	
	Location	: Rear Yai	xtent : Light, Area <sup>.</sup> d Extent : Light, Ar					
	Location	: Below W	lindows					
		: Rear Yai	nt : Light, Area A <u>f</u> d	fectea : s	1%0			
Windows								
Aluminum	85%			2045	* *	5	\$32,000	
Metal Clad	5%	2-4	\$104,300	2054	* *	5	\$5,900	
	Location	: Stairs ed Finish,	ts, Extent : Modere Extent : Moderate,					
		Inefficient	Extent : Moderate	e, Area A	ffected : 50%			
Metal Louvers	5%			2038	* *	10	\$11,800	
Wood	5%	Now	\$16,900	2037	* *	5	\$9,400	
		ition, Exter : Stairwel	nt : Moderate, Area Is	ı Affected	d : 25%			
		Inefficient : Stairwel	, Extent : Moderate ls	e, Area A	ffected : 25%			
Parapets	<b>E</b> 0 /			LIPP	* *		¢4.400	
Cast Stone/Terra Cotta	5%	1 5.1		LIFE		5	\$4,400	
	Location	: Through	ent, Extent : Light, out					
Masonry: Brick	45%			LIFE	* *	5	\$5,100	
		place Evide : Through	ent, Extent : Light, out	Area Aff	fected : 100%			
Masonry: Limestone	5%			LIFE	* *	5	\$700	
Metal Security Bars	5%			2057	* *			
Stucco Cement	40%	4+	\$6,200	2042	* *	5	\$5,800	
	Location	: Through						
			nt : Light, Area A <u>f</u>	fected : £	5%			
	T	: Through						

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

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

### Asset # : 3011

Architecture	Current Repair	- Futu	e Replacement	Μ	aintenance	
ystem Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Roof	050/	2027	* *	10	¢4C 100	
Modified Bitumen	95% Ponding, Extent : Light, Ar Location : Throughout	2037 ea Affected : 5%	Υ Υ Υ	10	\$46,100	
		2050	* *	10	¢0.100	
Skylight, Metal/Glass	5% Recent Replace Evident, Ex Location : 4 Units Throug	0 00		10	\$8,100	
nterior						
Floors						
Cast in Place Concrete	5%	LIFE	* *	5	\$17,000	
Ceramic Tile		\$128,600 2038	* *	5	\$15,500	
	Cracking/Crumbling, Exter Location : Throughout	nt : Severe, Area Affe	cted : 30%			
Quarry Tile	15%	2042	* *	5	\$35,000	
Vinyl Tile	20%	2029	\$282,000	3	\$11,700	
	Worn/Eroded, Extent : Ligh Location : Throughout	nt, Area Affected : 15	9%			
Wood	40%	2044	* *	5	\$116,500	
	Worn/Eroded, Extent : Ligh Location : Throughout		%	-	<i> </i>	
Interior Walls						
Ceramic Tile		\$210,100 2038	* *	5	\$35,700	
	Cracking/Crumbling, Exter Location : Throughout	nt : Light, Area Affect	ed : 10%			
Concrete Masonry Unit	10%	LIFE	* *	5	\$14,300	
Gypsum Board	50%	LIFE	* *	5	\$107,000	
	Recent Repair Evident, Ext Location : Throughout	ent : Light, Area Affe	cted : 5%			
Masonry: Fieldstone	5%	LIFE	* *			
Plaster	15%	LIFE	* *	5	\$16,000	
	Recent Repair Evident, Ext Location : Throughout		cted : 5%		. ,	

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

#### Asset # : 3011

Architecture	Current Repair	Future Replacement	placement Maintenance			
ystem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priori		
terior						
Ceilings						
Exposed Struc: Steel	5%	LIFE **				
Gypsum Board	75% Now \$125,80		5 \$145,600			
	Cracking/Crumbling, Extent : Light	t, Area Affected : 10%				
	Location : Throughout Recent Repair Evident, Extent : Lig	ht Area Affected . 5%				
	Location : Throughout	ni, meu mjecieu . 576				
	Water Penetration, Extent : Light, A	Area Affected : 10%				
	Location : Throughout	55				
Plaster	20% Now \$21,80	00 LIFE **	5 \$19,400			
	Cracking/Crumbling, Extent : Light					
	Location : Throughout					
	Recent Repair Evident, Extent : Lig	ht, Area Affected : 5%				
	Location : Throughout					
	Water Penetration, Extent : Light, A	Area Affected : 10%				
	Location : Throughout					
te Enclosure Fence/Gates						
Iron Picket	100%	2064 **				
Retaining Walls	10070					
Cast in Place Concrete	100%	2064 **				
te Pavements						
Public Sidewalk						
Cast in Place Concrete		2042 **				
	Cracking/Crumbling, Extent : Light Location : Throughout	, Area Affectea : 5%				
On-Site Walkways	Location . Intolghout					
Cast in Place Concrete	100%	2042 **				
lectrical	Current Repair	Future Replacement	Maintenance			
ystem Component	% of Fail Date Estimated C		Cycle Estimated Cost	Prior		
Туре	Total (Years)	FY	(Yrs)			
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2049 **	5 \$400			
	Other Observation, Extent : Light, A	Area Affected : 100%				
	Location : Electrical Room. Explanation : Main Service Switch	h Rated At 800 Amparas				
Switchgear / Switchboard	Explanation . wain Service Switch	n Kuicu Ai 000 Amperes.				
Fused Disc Sw	100%	2039 **	5 \$400			
	Other Observation, Extent : Light, 2		÷ • • • • • •			
	Location : Electrical Room.					
	Explanation : Water Leak Into A l	Disconnect Switch.				
D						
Raceway Conduit	100%	2039 **	1			

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

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

Asset # : 3011

Electrical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Panelboards								
Molded Case Bkrs	70%			2037	* *	5	\$1,900	
Molded Case Bkrs	30%			2037	* *	5	\$800	
Wiring	1000/			• • • • •	ate ate			
Thermoplastic	100%			2039	* *	1		
Motor Controllers	1000/			<b>2</b> 024	ala ala	-	<b>*-•·</b>	
Locally Mounted	100%			2034	* *	5	\$700	
Ground								
Grounding Devices	1000/							
Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	200/	Now	\$1,457,400	2039	* *			
Fluorescent			\$1,437,400 Extent : Light, Area					
			out The Building	Ајјестеи	. 100/0			
		0	0	unrescer	nt Lamp. Obsolete	Firtures	Not Providing	
		e Illuminati		uorescer	ii Lump. Obsolete I	<i>или</i> с <i>з</i> ,	Noi 1 Toviaing	
Fluorescent	15%			2034	* *	10	\$14,300	
1 Iuoreseent	-	And Fixtu	res, Extent : Light,		fected : 100%	10	¢11,500	
			out Building.	55 55				
Incandescent	5%	0-2	\$91,100	2039	* *	2	\$100	
meandeseem	-		tent : Light, Area		· 100%	2	\$100	
			out Building.	19900000				
Egress Lighting		0	0					
Emergency, Service	50%			2024	\$27,300	1		
Exit, Service	50%			2024	\$18,500	1		
Exterior Lighting					\$10,000	-		
HID	100%	0-2	\$418,500	2039	* *			
			tent : Light, Area		: 100%			
			Perimeter.	00				
Alarm								
Security System								
No Component	30%							
Generic	70%			2029	\$234,700	1	\$27,100	
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Through	out The Building.					
	Explanat	tion : CCT	V Surveillance Syst	em.				
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%	0-2	\$688,600	2039	* *	1-3	\$34,900	
			xtent : Light, Area	Affected	l : 100%			
	Location	: Through	out Building.					
			Obsolete Fire Alar	m Systen	1 Does Not Provide	e Devices	s To Properly	
	Cover Al	l Areas.						

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

Asset # : 3011

Mechanical	Current Repair Future Replacement					Maintenance			
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating									
Energy Source									
Natural Gas	100%		2049	* *	1				
<b>Conversion Equipment</b>									
Steam Boiler	100%		2042	* *	1	\$102,800			
		vation, Extent : Light, Area	Affected	: 100%					
		Boiler Room							
	Explanatio	n : 1 Unit							
Distribution									
Central Plant Steam	100%		2039	* *	4	\$7,700			
Piping/Pmp									
Terminal Devices									
Convector/Radiator	100%		2034	* *	1	\$33,500			
Air Conditioning									
Energy Source									
Electricity	100%		2037	* *	1				
<b>Conversion Equipment</b>									
Interior Pkg Unit -	5%		2027	\$194,000	2	\$300			
Cooling									
Window/Wall Unit	5%		2024	\$10,800	1				
No Component	90%								
/entilation									
Distribution	1000/		LIPP	* *	2.5	¢ 57,000			
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$57,900			
Exhaust Fans	1000/		2024	* *	•	<b>#2.2</b> 00			
Roof	100%		2034		2	\$3,200			
Plumbing									
H/C Water Piping	1000/		2024	* *	1				
Galvanized Steel	100%		2034		1				
HW Heat Exchanger	1000/		2040	* *	Λ	¢10.200			
Steam Fired	100% Other Obser	vation, Extent : Light, Area	2049		4	\$10,300			
		vation, Extent : Ligni, Area Boiler Room	Ајјестеа	. 10070					
		n : Heat Exchanger In Boil							
Sanitamy Dirig	ΕλριαπάΠΟ	n . 11eui Exchunger 111 Boll	e1						
Sanitary Piping Cast Iron	100%		LIFE	* *	1				
	10070		LIFE		1				
Storm Drain Piping Cast Iron	1000/		LIEE	* *	1				
	100%		LIFE	·•· •	1				
Sump Pump(s) Non-Submersible	1000/		2020	¢15 000	4	¢2 200			
Backflow Preventer	100%		2029	\$15,800	4	\$2,200			
	50%								
No Component Generic	50% 50%		2024	* *	1	\$3,200			
	30%0		2034	·•· •	1	\$3,200			
Fixtures	100%								
Generic	100%0								

Fire Suppression

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

Asset # : 3011

Mechanical	Current	Repair Fu	ture Replacement	Μ	aintenance	
System Component Type	% of Fail Dat Total (Years)		ar Estimated Cost Y	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler						
No Component	50%					
Generic	50%	203	89      **	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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

\$1,691,600

### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Total

NEW PROVIDENCE		
215 EAST 45TH STREET @ 3RD AVE.		
MANHATTAN	Agency's Number	: WYYY
DHS0070.000 / 4442	Yr Built/Renovated	: 1948 / 2013
42,000	Project Type	: HOMELESS SERVICES
15-Dec-2017	Landmark Status	: NONE
Basement, Roof, Floors 1,2,3,4,6		
1319 Lot : 8	BIN	: 1071616
2 N E 4 1 E	215 EAST 45TH STREET @ 3RD AVE. MANHATTAN DHS0070.000 / 4442 12,000 15-Dec-2017 Basement, Roof, Floors 1,2,3,4,6	215 EAST 45TH STREET @ 3RD AVE.MANHATTANAgency's NumberDHS0070.000 / 4442Yr Built/Renovated20,000Project Type5-Dec-2017Landmark StatusBasement, Roof, Floors 1,2,3,4,6Yr Built/Renovated

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

\$187,600

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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

# **NEW PROVIDENCE**

#### Asset # : 4442

Current Repair Future Replacement			М				
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
95%			LIFE	* *	5	\$90,400	
5%			LIFE	* *	5	\$3,600	
95%			2045	* *	5	\$21,700	
		\$63,700	2054	* *	5	\$7,100	
		Extent : Moderate,	Area Afj	fected : 50%			
		, Extent : Moderate	e, Area A	ffected : 50%			
Location	: Stairs						
				* *	5	\$2,700	
				* *			
					5-10		
5%			LIFE	* *	5	\$2,200	
5%			2049	* *	10	\$4,900	
100%			LIFE	* *	5	\$6,100	
<b>2 5 0</b> (			0005	<b>****</b>	•	<b>\$21.5</b> 00	
	N	¢10.200					
Cracking/	Crumbling,				3	\$2,400	
		\$71.400	2024	* *	2	\$5.000	
					3	\$3,900	
-	-		-	<i>Jecieu</i> . 4070			
	. Lievaioi	Loooles Ind Corr		¢14 <b>2</b> 000	2	¢5.000	
25%			2029	\$142,800	3	\$5,900	
50/			2042	* *	5	¢22 100	
3%0			LIFE	• •	3	\$9,900	
<u>۵</u> ۵۵/			2024	* *	5	\$50.200	
20%			LIFE		3	\$13,700	
100%			2030	* *			
10070			2039				
100%			2034	* *			
	Total           95%           5%           95%           5%           Deterioration           Location           Thermally           Location           5%           95%           5%           95%           5%           95%           5%           100%           25%           100%           5%           Cracking/           Location           25%           Cracking/           Cracking/           Cracking/	% of Total         Fail Date (Years)           95%         (Years)           95%         5%           95%         5%           95%         0-2           Deteriorated Finish, Location : Stairs         Stairs           Thermally Inefficient, Location : Stairs         Stairs           5%         85%           5%         5%           95%         5%           100%         100%           25%         Now           Cracking/Crumbling, Location : Kitchen         25%           25%         Now           Cracking/Crumbling, Location : Elevator         25%           5%         10%           55%         25%           5%         5%           25%         5%           25%         5%           25%         5%           25%         5%           25%         5%           80%         20%	Total         (Years)           95%         5%           95%         5%           95%         5%           95%         5%           95%         5%           95%         5%           Deteriorated Finish, Extent : Moderate, Location : Stairs         Moderate, Location : Stairs           5%         85%           5%         5%           95%         5%           95%         5%           95%         5%           100%         10%           25%         Now           \$19,300         Cracking/Crumbling, Extent : Moderate           Location : Kitchen         25%           25%         Now           \$71,400         Cracking/Crumbling, Extent : Moderate           Location : Elevator Lobbies And Corr         25%           5%         10%           55%         25%           5%         5%           80%         20%	% of TotalFail Date (Years)Estimated Cost FYYear FY $95\%$ LIFE $95\%$ 2045 $5\%$ 0-2 $95\%$ 2045 $5\%$ 0-2 $5\%$ 0-2 $bderate, Area AffLocation : StairsThermally Inefficient, Extent : Moderate, Area AffLocation : StairsThermally Inefficient, Extent : Moderate, Area Aff5\%LIFE5\%20345\%LIFE5\%20375\%20375\%2049100\%LIFE25\%202510\%LIFE25\%202510\%LIFE25\%202510\%LIFE25\%202510\%LIFE25\%202425\%Now519,300204225\%Now510\%203425\%20295\%20295\%20295\%204210\%LIFE25\%20295\%LIFE25\%LIFE80\%203425\%LIFE80\%203425\%LIFE80\%203425\%LIFE80\%203425\%LIFE80\%203425\%LIFE80\%203425\%LIFE$	% of Total         Fail Date (Years)         Estimated Cost FY           95%         LIFE         ***           95%         2045         ***           95%         2045         ***           95%         2045         ***           95%         2045         ***           95%         2045         ***           95%         2045         ***           95%         2045         ***           Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Stairs         50%           Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : Stairs         1004           5%         2037         **           95%         2037         **           95%         2037         **           95%         2037         **           95%         2037         **           100%         LIFE         **           100%         LIFE         **           25%         2025         \$214,400           10%         2042         **           10%         2042         **           Cracking/Crumbling, Extent : Moderate, Area Affected : 25%         Location : Elevator Lobbies And Corridors		% of total         Fail Date (Years)         Estimated Cost FY         Cycle FY         Estimated Cost (Yrs)         Estimated Cost (Yrs)           95%         LIFE         **         5         \$90,400           5%         LIFE         **         5         \$33,600           95%         2045         **         5         \$21,700           5%         0-2         \$63,700         2054         **         5         \$7,100           Deteriorated Finish, Extent : Moderate, Area Affected : 50%         Location : Stairs         5         \$2,700           5%         LIFE         **         5         \$2,700           85%         LIFE         **         5         \$2,700           95%         2034         **         5         \$2,200           95%         2037         **         10         \$28,200           5%         2037         **         10         \$4,900           100%         LIFE         **         5         \$6,100           25%         2025         \$214,400         3         \$31,500           10%         LIFE         **         5         \$2,400           Cracking/Crumbling, Extent : Moderate, Area Affected : 25% <t< td=""></t<>

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

### **NEW PROVIDENCE**

#### Asset # : 4442

rchitecture estem	Current Repair		Replacement		aintenance	
Component Type	% of Fail Date Estima Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priori
e Pavements On-Site Walkways Cast in Place Concrete	100% 4+ Cracking/Crumbling, Extent Location : Rear Concrete Y		* * cted : 10%			
ectrical	Current Repair	Future F	Replacement	М	aintenance	
rstem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priori
der 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : 1 Location : Electrical Room Explanation : 2- Main Serv			5 Amperes	\$200 Each.	
Switchgear / Switchboard Fused Disc Sw	30% Other Observation, Extent : Location : Electrical Room Explanation : 1- Vertical S		* *	5	\$100	
Fused Disc Sw	30% Other Observation, Extent : Location : Electrical Room Explanation : 1- Vertical S		\$31,300 100%	5	\$100	
Molded Case Bkrs	40% Other Observation, Extent : 1 Location : Electrical Room Explanation : 1- Vertical S	2039 Light, Area Affected : I	**	5	\$400	
Raceway	<u>^</u>					
Conduit Conduit	80% 20%	2039 2029	* * \$11,000	1 1		
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%	2037 2037	* *	5 5	\$100 \$1,000	
Wiring Thermoplastic	100%	2039	* *	1		
Motor Controllers Locally Mounted	100%	2034	* *	5	\$300	
ound Grounding Devices Not Accessible	100%					
hting Interior Lighting Fluorescent	99% T-8 Lamps And Fixtures, Ext Location : Throughout The		\$729,800 ted : 100%	10	\$38,100	
LED	<u>1%</u>	2037	* *			

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

# NEW PROVIDENCE

### Asset # : 4442

Electrical		Current Repair Future Replacement Maintenance			Current Repair Future Replacement Maintenance			laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
ighting							•		
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 I	Fluorescent Light, Extent : Lig	ght, Area	Affected : 100%					
	Location	a : Front And Courtyard							
No Component	70%								
Alarm									
Security System									
No Component	70%								
Generic	30%		2037	* *	1	\$4,700			
Conorro		ervation, Extent : Light, Area		· 100%	1	\$ 1,700			
		a : Hallways And Courtyard	1.5500000	. 100/0					
		tion : CCTV Surveillance Can	neras						
Fire/Smoke Detection	prana								
No Component	70%								
Generic, Digital	30%		2029	\$139,300	1-3	\$7,800			
Uchene, Digital	307/0		2029	\$137,300	1-5	\$7,800			
, 8			Affected						
, 6	Other Obs	ervation, Extent : Light, Area							
	Other Obs Location	ervation, Extent : Light, Area 1 : Hallways, Cafeteria And B	asement	: 100%	un alta D	staatons And House			
	Other Obs Location	ervation, Extent : Light, Area	asement	: 100%	moke De	etectors And Horns			
	Other Obs Location	ervation, Extent : Light, Area 1 : Hallways, Cafeteria And B tion : Strobe Lights, Manual I	asement Pull Statio	: 100% ons, Alarm Bells, S					
Mechanical	Other Obs Location Explana	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair	asement Pull Statio Futur	: 100% ons, Alarm Bells, S e Replacement	М	laintenance			
Mechanical System	Other Obs Location Explana	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost	asement Pull Statio Futur Year	: 100% ons, Alarm Bells, S	M Cycle				
Mechanical	Other Obs Location Explana	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair	asement Pull Statio Futur	: 100% ons, Alarm Bells, S e Replacement	М	laintenance	Priorit		
Mechanical System Component Type	Other Obs Location Explana	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost	asement Pull Statio Futur Year	: 100% ons, Alarm Bells, S e Replacement	M Cycle	laintenance			
Mechanical System Component Type Heating	Other Obs Location Explana	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost	asement Pull Statio Futur Year	: 100% ons, Alarm Bells, S e Replacement	M Cycle	laintenance			
Mechanical System Component Type Jeating Energy Source	Other Obs Location Explana % of Total	ervation, Extent : Light, Area a : Hallways, Cafeteria And B. tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years)	asement Pull Statio Futur Year FY	: 100% ons, Alarm Bells, S e Replacement	M Cycle	laintenance			
Mechanical System Component Type Heating Energy Source Natural Gas	Other Obs Location Explana	ervation, Extent : Light, Area a : Hallways, Cafeteria And B. tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years)	asement Pull Statio Futur Year	: 100% ons, Alarm Bells, S e Replacement Estimated Cost	M Cycle (Yrs)	laintenance			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment	Other Obs Location Explana % of Total	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years)	asement Pull Statio Futur Year FY 2039	: 100% ons, Alarm Bells, S e Replacement Estimated Cost	M Cycle (Yrs) 1	aintenance Estimated Cost			
Mechanical System Component Type Heating Energy Source Natural Gas	Other Obs Location Explana % of Total 100%	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years)	asement Pull Station Futur Year FY 2039 2034	: 100% ons, Alarm Bells, S e Replacement Estimated Cost * *	M Cycle (Yrs)	laintenance			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment	Other Obs Location Explana % of Total 100% 0ther Obs	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area	asement Pull Station Futur Year FY 2039 2034	: 100% ons, Alarm Bells, S e Replacement Estimated Cost * *	M Cycle (Yrs) 1	aintenance Estimated Cost			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment	Other Obs Location Explana % of Total 100% 100% Other Obs Location	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area a : Boiler Room	asement Pull Station Futur Year FY 2039 2034	: 100% ons, Alarm Bells, S e Replacement Estimated Cost * *	M Cycle (Yrs) 1	aintenance Estimated Cost			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler	Other Obs Location Explana % of Total 100% 100% Other Obs Location	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area	asement Pull Station Futur Year FY 2039 2034	: 100% ons, Alarm Bells, S e Replacement Estimated Cost * *	M Cycle (Yrs) 1	aintenance Estimated Cost			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution	Other Obs Location Explana % of Total 100% 100% Other Obs Location Explana	servation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area a : Boiler Room tion : 1 Unit	asement Pull Station Futur Year FY 2039 2034 Affected	: 100% ons, Alarm Bells, S e Replacement Estimated Cost * * * *	M Cycle (Yrs) 1	aintenance Estimated Cost \$41,600			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam	Other Obs Location Explana % of Total 100% 100% Other Obs Location	servation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area a : Boiler Room tion : 1 Unit	asement Pull Station Futur Year FY 2039 2034	: 100% ons, Alarm Bells, S e Replacement Estimated Cost * *	M Cycle (Yrs) 1	aintenance Estimated Cost			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam Piping/Pmp	Other Obs Location Explana % of Total 100% 100% Other Obs Location Explana	servation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area a : Boiler Room tion : 1 Unit	asement Pull Station Futur Year FY 2039 2034 Affected	: 100% ons, Alarm Bells, S e Replacement Estimated Cost * * * *	M Cycle (Yrs) 1	aintenance Estimated Cost \$41,600			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam <u>Piping/Pmp</u> Terminal Devices	Other Obs Location Explana % of Total 100% 0ther Obs Location Explana 100%	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area a : Boiler Room tion : 1 Unit	Asement Pull Station Futur Year FY 2039 2034 Affected 2039	e Replacement Estimated Cost ** : 100%	M Cycle (Yrs) 1 1 4	aintenance Estimated Cost \$41,600 \$3,100			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam <u>Piping/Pmp</u> Terminal Devices Air Handler	Other Obs Location Explana % of Total 100% 0ther Obs Location Explana 100% 20%	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area a : Boiler Room tion : 1 Unit	Asement Pull Station Futur Year FY 2039 2034 Affected 2039 2039	: 100% ons, Alarm Bells, S e Replacement Estimated Cost * * : 100% * * \$118,100	M Cycle (Yrs) 1 1 1 4	aintenance Estimated Cost \$41,600 \$3,100 \$5,200			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator	Other Obs Location Explana % of Total 100% 0ther Obs Location Explana 100%	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area a : Boiler Room tion : 1 Unit	Asement Pull Station Futur Year FY 2039 2034 Affected 2039	e Replacement Estimated Cost ** : 100%	M Cycle (Yrs) 1 1 4	aintenance Estimated Cost \$41,600 \$3,100			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Air Conditioning	Other Obs Location Explana % of Total 100% 0ther Obs Location Explana 100% 20%	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area a : Boiler Room tion : 1 Unit	Asement Pull Station Futur Year FY 2039 2034 Affected 2039 2039	: 100% ons, Alarm Bells, S e Replacement Estimated Cost * * : 100% * * \$118,100	M Cycle (Yrs) 1 1 1 4	aintenance Estimated Cost \$41,600 \$3,100 \$5,200			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source	Other Obs Location Explana % of Total 100% 100% 0ther Obs Location Explana 100% 20% 80%	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area a : Boiler Room tion : 1 Unit	asement Pull Station Futur Year FY 2039 2034 Affected 2039 2029 2034	: 100% ons, Alarm Bells, S e Replacement Estimated Cost ** ** : 100% ** \$118,100 **	M Cycle (Yrs) 1 1 1 4	aintenance Estimated Cost \$41,600 \$3,100 \$5,200			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Air Conditioning	Other Obs Location Explana % of Total 100% 0ther Obs Location Explana 100% 20%	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area a : Boiler Room tion : 1 Unit	Asement Pull Station Futur Year FY 2039 2034 Affected 2039 2039	: 100% ons, Alarm Bells, S e Replacement Estimated Cost * * : 100% * * \$118,100	M Cycle (Yrs) 1 1 1 4	aintenance Estimated Cost \$41,600 \$3,100 \$5,200			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source	Other Obs Location Explana % of Total 100% 100% 0ther Obs Location Explana 100% 20% 80%	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area a : Boiler Room tion : 1 Unit	asement Pull Station Futur Year FY 2039 2034 Affected 2039 2029 2034	: 100% ons, Alarm Bells, S e Replacement Estimated Cost ** ** : 100% ** \$118,100 **	M Cycle (Yrs) 1 1 1 4 4	aintenance Estimated Cost \$41,600 \$3,100 \$5,200			
Mechanical System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity	Other Obs Location Explana % of Total 100% 100% 0ther Obs Location Explana 100% 20% 80%	ervation, Extent : Light, Area a : Hallways, Cafeteria And B tion : Strobe Lights, Manual I Current Repair Fail Date Estimated Cost (Years) Servation, Extent : Light, Area a : Boiler Room tion : 1 Unit	asement Pull Station Futur Year FY 2039 2034 Affected 2039 2029 2034	: 100% ons, Alarm Bells, S e Replacement Estimated Cost ** ** : 100% ** \$118,100 **	M Cycle (Yrs) 1 1 1 4 4	aintenance Estimated Cost \$41,600 \$3,100 \$5,200			

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.* 

# NEW PROVIDENCE

#### Asset # : 4442

Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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				
		ervation, Extent : Light, Area	Affected	: 100%						
		: Boiler Room								
	Explanat	tion : 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 Obs	ervation, Extent : Light, Area	Affected	: 100%						
	Location	: 1 Unit From Basement To 6	oth Floor	, 1 Unit From Bas	ement To	o 5th Floor				
	Explanat	tion : 2 Units								
Fire Suppression										
Sprinkler										
Generic	100%		2039	* *	1-2	\$11,800				
Chemical System										
Generic	100%		2024	\$27,900	1-3	\$3,700				

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.

### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address	: PAMOJA HOUSE : 357 MARCUS GARVEY BLVD.		
Borough Program / Asset # Area Sq Ft Date of Survey	<ul> <li>BROOKLYN</li> <li>DHS0021.000 / 1975</li> <li>225,775</li> <li>16-Mar-2020</li> </ul>	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1922 / 2012 : HOMELESS SERVICES : NONE
Areas Surveyed Block	: Basement, Roof, Floors 1,2,3,Mez : 1649 Lot : 1	BIN	: 3045367
CAPITAL Exterior Architec Interior Architect Electrical	ture	FY 2022 - 2025 \$1,986,100 \$3,282,000 \$1,021,300	<b>FY 2026 - 2031</b> \$1,286,500 \$1,120,300 \$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

Total	\$339,600	\$84,600	\$148,700	\$88,300
Importance Code C	\$104,500		\$9,500	
Importance Code B	\$165,100	\$62,200	\$116,800	\$65,900
Importance Code A	\$69,900	\$22,400	\$22,400	\$22,400
Total	\$339,600	\$84,600	\$148,700	\$88,300
Site Pavements	\$4,600			
Site Enclosure	\$30,700			
Mechanical	\$95,400	\$64,300	\$87,500	\$48,900
Electrical	\$40,200	\$20,300	\$24,900	\$23,900
Interior Architecture	\$98,800		\$36,300	\$15,500
Exterior Architecture	\$69,900			
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025



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

### PAMOJA HOUSE

### Asset # : 1975

chitecture	Current	Futur	e Replacement	М			
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls	<b>5</b> 0/ ) I				-	<b>#20.200</b>	
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling Location : Through Joint Mortar Miss/E	nout rod, Extent : Moder	-	-	5	\$38,200	
	Location : Through	iout					
Masonry: Brick	88% Now Cracking/Crumbling Location : Throug Joint Mortar Miss/E Location : Throug	hout rod, Extent : Moder hout	ate, Arec	n Affected : 30%	5	\$86,100	
	Painted Surfaces, Ex		ffected :	15%			
	Location : North F			1 000/			
	Sidewalk Shed in Us Location : On Thre	e Sides At Main En	try Eleve	ition			
	Water Penetration, 1 Location : Through		1rea Affe	cted : 20%			
	Worn/Eroded, Exten Location : Through		Affected	: 20%			
Masonry: Granite	2% Now Joint Mortar Miss/E Location : Main E		LIFE cate, Area	* * a Affected : 20%	5	\$1,500	
Masonry: Sandstone	5% Now	\$89,900	LIFE	* *	5	\$3,700	
-	Cracking/Crumbling Location : Through	hout	-	-			
	Joint Mortar Miss/E Location : Through		Area Aff	ected : 30%			
	Other Observation, I Location : Through	Extent : Light, Area	Affected	: 100%			
	Explanation : This	Is Actually Bluesto	ne				
Windows							
Aluminum	95% Now Air Infiltration, Exte Location : Through	hout			5	\$13,300	
	Ctrwt/Balnc Not Fun Location : Through		lrea Affe	cted : 40%			
Metal Louvers	5% Now Corrosion/Rusting, I Location : Through	\$4,500 Extent : Light, Area	2040 Affected	* *			

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

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

### **PAMOJA HOUSE**

### Asset # : 1975

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
Parapets								
Cast Stone/Terra Cotta	5%	<b>N</b> .	<b>#264.200</b>	LIFE	* *	5-10	\$32,100	
Masonry: Brick		Now	\$364,300	LIFE	**	5	\$19,700	
	-	-	Extent : Moderate	e, Area A <u>j</u>	fected : 10%			
		: Through		166	200/			
		: Through	: Moderate, Area	Ajjeciea .	2070			
		-	oui od, Extent : Modei	rata Arac	Affected · 2004			
		: Through		ule, Areu	Affected . 2070			
		-	: Moderate, Area	Affected	20%			
		: Through		ijjecieu .	2070			
Maganmy Granita		Now	\$16,600	LIFE	* *	5	\$900	
Masonry: Granite			od, Extent : Light,			5	\$900	
		: Through		лгеи лује	ccieu . 1070			
Metal Panel	5%	· Intough	0.00	2051	* *	5	\$4,400	
Metal Pallel		tallation H	Extent : Light, Area			3	\$4,400	
		: Through	-	лујестей	. 00/0			
Roof	2000000	· i m ougn						
Asphalt Shingle	50%	Now	\$45,100	2040	* *			
			ents, Extent : Mod		ea Affected : 10%			
			of Over Entry Area					
	Cracking/	Crumbling,	Extent : Moderate	e, Area A <u>j</u>	fected : 10%			
	Location	: West Ro	of Over Entry Area	!				
	Recent Rep	place Evide	ent, Extent : Light,	Area Affe	ected : 90%			
	Location	: Main Ro	of Areas					
Fluid Applied Roofing	3%			2059	* *			
	Recent Ins	tallation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Gutters 2	At Barrel Roof					
Metal Panel	7%			2036	* *	10	\$31,500	
Modified Bitumen	35%	Now	\$24,900	2036	* *			
	Gut/DS No	on Func/Mi	ss, Extent : Moder	ate, Area	Affected : 5%			
	Location	: Third Fl	oor Bulkhead					
Skylight, Metal/Glass	3%			2031	\$1,162,200	10	\$24,600	
	Corrosion	Rusting, E	xtent : Moderate, 4	Area Affe	cted : 10%			
			On West Roof					
			tent : Light, Area	Affected :	20%			
		: Through						
			xtent : Severe, Are	a Affected	d : 80%			
		: Through	out					
Skylight, Plastic	2%			2036	* *	1		
Soffits	0.50 (	NT	Ø100 (00	TIPP	* *	-	<b>#2</b> < 0.00	
Cast Stone/Terra Cotta		Now Miss/Ex	\$100,600	LIFE		5	\$26,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Main Entry							
	15%	. main En	ur y	LIFE	* *	5	\$1,200	
Masonry: Brick								

Interior

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

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

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# **DEPT. OF HOMELESS SERVICES - 071**

### PAMOJA HOUSE

### Asset # : 1975

Architecture		Current Re	epair	Futur	re Replacement	Μ	aintenance		
ystem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors									
Cast in Place Concrete	48%	4+	\$44,000	LIFE	* *	5	\$433,000		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location	: Boiler Roo	om In Basement						
Ceramic Tile	10%			2034	* *	5	\$41,200		
	Cracking/	Crumbling, I	Extent : Light, Ar	ea Affect	ed : 10%				
	Location	: Bathroom							
Quarry Tile	2%			2044	* *	5	\$12,400		
Vinyl Tile	15%			2031	\$561,500	3	\$30,900		
2	Patching 1	Evident, Exte	ent : Light, Area A	Affected :	30%				
	Location	: Throughout	ut 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/M	issing Eleme	nts, Extent : Mod	lerate, Ar	ea Affected : 15%				
		: 2nd Floor							
	Cracking/	Crumbling, I	Extent : Moderate	e, Area A	ffected : 20%				
	Location	: 2nd Floor	Mezzanine						
	Worn/Ero	ded, Extent :	Moderate, Area	Affected	: 100%				
	Location	: 2nd Floor	Mezzanine						
Wood	10%	Now	\$726,000	2059	* *	5	\$38,700		
() oou					ea Affected : 25%	5	\$20,700		
	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%								
	•		nd Third Floors	55					

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

### PAMOJA HOUSE

### Asset # : 1975

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	10%			2034	* *	5	\$19,100	
Concrete Masonry Unit	15%	0-2	\$13,600	LIFE	* *	5	\$11,400	
	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out Drill Area					
Gypsum Board	15%			LIFE	* *	5-10	\$48,700	
Masonry: Brick	10%	Now	\$238,300	LIFE	* *			
5	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 30%			
	Location : Basement							
	Water Penetration, Extent : Moderate, Area Affected : 30%							
		: Basemen		55				
	Worn/Erod	led. Extent	: Moderate, Area	Affected	: 20%			
			oom In Basement	55				
Plaster	45%	Now	\$294,200	LIFE	* *	5	\$25,800	
1 luble1			Extent : Moderate		ffected · 50%	5	φ25,000	
	0	0	out West Entry Wi		<i>Jeelea</i> : <i>2</i> 070			
		U	: Moderate, Area	0	· 60%			
		0	out West Entry Wil	00	. 0070			
		0	xtent : Moderate, 2	0	cted · 20%			
			out West Entry Wi		cieu . 2070			
	-	Ũ	-	0	-11-		<b>\$20.2</b> 00	
Wood	5%	2-4	\$28,300	LIFE	**	5	\$38,200	
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
	Location	: Through	out					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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# **DEPT. OF HOMELESS SERVICES - 071**

### PAMOJA HOUSE

### Asset # : 1975

Architecture	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior						
Ceilings				_	<b>**</b> • • • •	
AcousTileSusp.Lay-In	2% Now Broken/Missing Elements, E Location : First Floor Staining/Discoloring, Exten Location : Entryway And L Water Penetration, Extent :	t : Moderate, Area A Laundry Room	ffected : 40%	5	\$3,400	
	Location : Throughout					
Embossed Metal	5% Now Broken/Missing Elements, E Location : Throughout Ba Corrosion/Rusting, Extent : Location : Second Floor M Deformed/Dented, Extent : Location : Second Floor M	sement Moderate, Area Affe Aezzanine Moderate, Area Affeo	ected : 10%	5	\$7,700	
Exposed Struc: Steel	35%	LIFE	* *	10	\$238,700	
	Recent Repair Evident, Exte Location : Drill Area	ent : Light, Area Affe	cted : 10%			
Exposed Struc: Wood	35% Now Recent Repair Evident, Exte Location : Drill Area	\$400,000 LIFE ent : Light, Area Affe	* * cted : 10%			
Plaster	23% Now Broken/Missing Elements, E Location : Throughout We Cracking/Crumbling, Exten Location : Throughout Paint Peeling, Extent : Moa Location : Throughout Water Penetration, Extent :	est Entry Wing t : Severe, Area Affec lerate, Area Affected	cted : 5% : 30%	5	\$49,000	
	Location : Throughout	1110aci ale, 111 ca 11jje				
ite Enclosure	~					
Fence/Gates Iron Picket	100% 0-2 Corrosion/Rusting, Extent : Location : Corner Posts Deteriorated Finish, Extent Location : Throughout					
Free Standing Walls						
Masonry: Fieldstone	100% Now Joint Mortar Miss/Erod, Ex Location : Throughout Vegetation Growth, Extent . Location : Tree On Top Other Observation, Extent : Location : Throughout Explanation : Granite Wa	Severe, Area Affecto Light, Area Affectea	ed : 40%			

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

### PAMOJA HOUSE

### Asset # : 1975

Architecture		Current Repa	air	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Enclosure								
Retaining Walls								
Masonry: Fieldstone		Now	\$4,200	2041	* *			
		-	, Extent : Mod	erate, Ar	ea Affected : 10%			
		: Areaways						
	Cracking/	Crumbling, Ext	ent : Moderate	, Area Aj	ffected : 10%			
	Location	: Areaways						
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	* *			
On-Site Walkways								
Cast in Place Concrete	80%	Now	\$2,300	2036	* *			
	Broken/Mi	issing Elements	, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	: Throughout I	Perimeter Of B	uilding				
	Cracking/	Crumbling, Ext	ent : Moderate	Area Aj	ffected : 10%			
	Location	: Throughout I	Perimeter Of B	uilding 2	And Areaways			
Pavers/Stone	20%	Now	\$2,400	2034	* *			
	Broken/Mi	ssing Elements	, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Entry Stairs	On South Eleve	ition				
	Joint Mori	ar Miss/Erod, I	Extent : Moder	ate, Area	a Affected : 30%			
	Location	: Entry Stairs	On South Eleve	ition				

Electrical	Current Repair	Future	Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year l 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 Roo	т						
	Explanation : One 600 Ampere Ma	in Disconnect	t 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 Ma	in Disconnect	t Switch					
Molded Case Bkrs	25%	2031	\$21,000	5	\$1,500			
	Other Observation, Extent : Light, Au	rea Affected :	100%					
	Location : Generator Room							
	Explanation : One 400 Ampere Ma	in Disconnect	t Switch					
Molded Case Bkrs	25%	2031	\$21,000	5	\$1,500			
	Other Observation, Extent : Light, A	rea Affected :	100%					
	Location : Generator Room							
	Explanation : One 200 Ampere Dis	connect Swite	ch					

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

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

PAMOJA HOUSE

#### Asset # : 1975

Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Transformers Dry Type			Extent : Light, Area r Electrical Room	2029 Affected	\$16,900 : 100%	5	\$800	
	Explana	tion : Two	Transformers Obse	erved				
Switchgear / Switchboard Fused Disc Sw			Extent : Light, Area nt Electrical Room	2031 Affected	\$273,900 : 100%	5	\$700	
	Explanat	ion : 600 2	Ampere Main Disco Disconnect Switches		vitch, One 200 Amp	pere Disc	connect Switch,	
Molded Case Bkrs	25%			2031	\$91,300	5	\$1,500	
Raceway Conduit	100%			2031	\$416,500	1		
Panelboards	100/			2020	¢20.200	~	¢.500	
Fused Disc Sw Fused Knife Sw	10% 20%	2-4	\$76,600	2030 2056	\$38,300 * *	5 5	\$500 \$500	
	Other Obs Location	ervation, 1 : Basemer	Extent : Light, Area nt Electrical Room Fused Knife Switch	Affected		C	<i>\$</i> <b>0</b> 00	
Molded Case Bkrs	70%			2030	\$268,100	5	\$4,200	
Wiring Braided Cloth			\$385,000 ent : Moderate, Are out The Building	2056 ea Affecte	* *	1		
Thermoplastic	40%	. Intough	our the building	2031	\$256,700	1		
Motor Controllers	1070			2031	\$230,700	1		
Locally Mounted	100%			2029	\$182,200	5	\$1,500	
round Grounding Devices Not Accessible	100%							
tand-by Power Transfer Switches Automatic	100%			2029	\$72,000	1	\$69,500	
Generators	10070			2029	\$72,000	1	\$09,500	
Diesel	Not in Ser	Now vice, Exten : Generat	\$559,700 t : Severe, Area Afj or Room	2046 fected : 1	* *	1	\$78,700	
	Other Obs Location	ervation, 1 : Generat	Extent : Light, Area	Affected	: 100%			
Batteries Lead/Acid	100%	.on . One	• • • • • • • • • • • • • • • • • • •	2022	\$1,600	5	\$8,400	

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

PAMOJA HOUSE

### Asset # : 1975

Electrical		Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tand-by Power Fuel Storage Main Tank	Location		tent : Light, Area Generator Room '5 Gallon	2034 Affected	**	5	\$6,600	
ighting Interior Lighting Fluorescent	Location	: Stairs And		2026 Affected	\$396,300 : 100%	10	\$20,700	
HID	10% Other Obs Location		tent : Light, Area d, Spaces Not In		\$59,000 : 100%	10	\$700	
Incandescent LED	10% 70%			2026 2039	\$396,300 * *	2	\$500	
Egress Lighting Emergency, Battery Exit, Battery	50% 50%			2036 2036	* * * *	10 10	\$27,200 \$7,600	
Exterior Lighting LED		tallation, Ex : Building F	tent : Light, Area Perimeter	2039 Affected	**			
larm Security System No Component Generic	Location	: First Floo	tent : Light, Area r Surveillance Syst		* *	1	\$8,400	
Fire/Smoke Detection No Component Generic, Digital	70% 30%			2026	\$748,900	1-3	\$43,000	
lechanical		Current Re	epair	Futur	e Replacement	М	aintenance	
system Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
eating Energy Source Fuel Oil No 2 Natural Gas	40% 60%			2031 2041	\$175,900 * *	5 1	\$28,000	

*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.* 

### PAMOJA HOUSE

### Asset # : 1975

Mechanical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating						
Conversion Equipment Steam Boiler	100% 0-2 \$292,200 Corroded, Extent : Moderate, Area Affe Location : Boilers Other Observation, Extent : Light, Area Location : Boiler Room Explanation : 2 Units	ected : 100%	,461,100 %	1	\$201,200	
Distribution Steam Piping/Pump	100% 0-2 \$49,900 Corroded, Extent : Severe, Area Affecte Location : Condensate Return Tank. I Leak Evident, Extent : Moderate, Area Location : Basement	d : 100% Basement	\$998,300			
Terminal Devices Air Handler	20% Now \$31,700 Unit Inoperable, Extent : Severe, Area Location : 1 Of 5 Units In Armory - G	Affected : 10%	\$634,900	1	\$25,100	
Convector/Radiator	60% Now \$36,300 Damaged, Extent : Moderate, Area Affe Location : Throughout		\$725,200	1	\$39,400	
Fan Coil Unit/Heat	20%	2031	\$676,200	1	\$14,600	
ir Conditioning						
Energy Source Electricity	100%	2039	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%	2036	* *	2	\$2,100	
	Other Observation, Extent : Light, Area Location : Roof		6			
	Explanation : Serves Kitchen Area. W					
Window/Wall Unit	5% Other Observation, Extent : Light, Area Location : 3rd Floor Office Explanation : Location Noted	2024 Affected : 1009	\$23,500 %	1		
No Component	80%					
Distribution Ductwork/Diffusers No Component	15% 85%	LIFE	* *	2	\$55,100	
ventilation						
Distribution Ductwork/Diffusers No Component	40% 60%	LIFE	* *	2-5	\$79,700	

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

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**DEPT. OF HOMELESS SERVICES - 071** 

### PAMOJA HOUSE

#### Asset # : 1975

			A55el # . 1					
echanical		Current Re	epair	Futur	e Replacement	М	aintenance	
stem Component Type		Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ntilation								
Exhaust Fans								
Interior	Location :	Above Cei	tent : Light, Area ling 11 And Lavatory 1			2	\$2,800	
Interior	Location :	Above Cei	\$481,900 tent : Severe, Are ling. Not Observ tive Ventilation (	ed		2	\$3,300	
mbing	*			-				
H/C Water Piping Galvanized Steel			\$49,500 derate, Area Affe ut	2029 ected : 15	\$990,600 %	1		
Water Heater								
Gas Fired	Location :	First Floo			\$48,200 : 100% erving Lavatories	2	\$1,200	
Gas Fired	55%			2029	\$75,700	2	\$1,800	
Gas Fired	Location : Explanatio 10% Other Obse Location :	First Floo on : 2 Heat	ers Each With 50 tent : Light, Area	0-gallon 2024	Tank Serving Shov \$13,800	wers 2	\$300	
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	Location :	0-2 rvation, Ex Boiler Roc on : Slow E		2026 ea Affecte	\$7,700 d : 100%	4	\$4,800	
Pool Filter/Treatment Not Accessible	100%							
Backflow Preventer No Component	67% Other Obse Location :	Basement	tent : Light, Area	Affected	: 0%			
Carrie		л . sprink	ler Service Only	2020	* *	1	¢ / < 0.0	
Generic	33%			2039	~ <b>~</b>	1	\$4,600	

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

Maintenance & are aggregated over a ten-year period. She specific cost escalations are not include \*\* Paplacement cost estimated to be beyond ten years is not included in this report.

### PAMOJA HOUSE

### Asset # : 1975

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
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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<sup>\*\*</sup> 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	: 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
e e		BIN	: 3026581

Total	\$5,293,700	\$4,480,000
Importance Code C	\$557,100	
Importance Code B	\$3,610,400	\$3,869,300
Importance Code A	\$1,126,100	\$610,700
Total	\$5,293,700	\$4,480,000
Site Pavements	\$231,000	
Mechanical	\$39,900	\$1,563,900
Electrical	\$57,200	\$814,100
Interior Architecture	\$3,839,400	\$1,491,200
Exterior Architecture	\$1,126,100	\$610,700
CAPITAL	FY 2022 - 2025	FY 2026 - 2031

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



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

### PARK SLOPE ARMORY

#### Asset # : 4453

rchitecture	Current Repair Future Rep			Replacement	aintenance		
stem Component Type		l Date Estimated Cost ears)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Masonry: Brick	Location : Se	nbling, Extent : Light, Ar			5	\$136,900	
	Location : The Vegetation Gradient Constraints Location : Notes	owth, Extent : Light, Area	a Affected :	5%			
		tion, Extent : Moderate, . orth And South Facades	Area Affect	ed : 10%			
Masonry: Granite		-2 \$29,200 Aiss/Erod, Extent : Light, hroughout	LIFE Area Affec	* * tted : 5%	5	\$8,000	
Stucco Cement		ow \$30,700 nbling, Extent : Moderat ast Facades Above Flat I		* * ected : 20%	5	\$5,700	
Windows							
Aluminum		ow \$53,100 tion, Extent : Light, Area asement Windows	2047 Affected :	* *	5	\$10,900	
Parapets	100/		2000	* *	~	¢ 40, 500	
Copper/Terne	10%	¢ 477.000	2066	* *	5 5	\$40,500	
Masonry: Brick	Location : Th	nbling, Extent : Light, Ar hroughout		: 5%	3	\$71,200	
	Joint Mortar M Location : Th	Aiss/Erod, Extent : Light, hroughout	Area Affec	ted : 10%			
Pre-Cast Concrete	5%		LIFE	* *	5	\$52,700	
Roof Asphalt Shingle		ow \$59,200 ation, Extent : Light, Area hroughout	2044 a Affected :	* * 100%			
Copper/Terne	5% N	ow \$57,800	2046	* *			
	Water Penetra	tion, Extent : Moderate, utters Into YMCA Space	Area Affect				
Modified Bitumen	5% Recent Installd Location : Th	ution, Extent : Light, Area hroughout	2039 a Affected :	* *	10	\$18,600	
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

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

# PARK SLOPE ARMORY

### Asset # : 4453

Architecture		Current Repair		Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	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 Ope	en/Split, Ex	tent : Light, Area A	Affected .	: 20%			
	Location	: YMCA M	ain Space					
Traffic Topping	15%	4+	\$116,500	2036	* *	5	\$25,300	
Traine Topping	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							
			ic Wear Surface					
Vinyl Tile	25%		,	2031	\$665,600	3	\$33,700	
Wood		Now	\$2,065,600	2031	**	5	\$50,600	
Wood	Broken/Missing Elements, Extent : Severe, Area Affected : 100% Location : 3rd Floor							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 3rd Floor							
	Explanat	ion : Floor	Is Abandoned					
Wood	-	Now	\$72,300	2046	* *	5	\$35,400	
	Dry Rot/Decay, Extent : Severe, Area Affected : 5%							
	Location : YMCA Weight Room							
			Extent : Moderate,	Area Af	fected · 5%			
	U	: YMCA Sa						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### PARK SLOPE ARMORY

#### Asset # : 4453

Architecture	Current Repair Future Replacement					N		
system Component Type		ail Date E Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls	10%	0.2	\$70.200	LIEE	*	*		
Cast in Place Concrete		-	\$70,300 xtent : Light, Art t	LIFE ea Affecte		•		
Ceramic Tile	3%			2034	*	* 5	\$5,800	
Gypsum Board	25%	Now	\$11,500	LIFE	*	* 5	\$28,700	
	Cracking/Cr Location :	-	xtent : Light, Ar in Space	ea Affecte	ed : 10%			
Masonry: Brick	15%		\$130,000	LIFE	*	*		
	Location :	South Wall	xtent : Severe, A Of YMCA Main	Area				
	Efflorescence Location :		Light, Area Affed in Area	ted : 109	%			
Metal Panel	1%	Now	\$12,400	LIFE	*	*		
	-		nt : Moderate, A	rea Affec	eted : 70%			
	Location :	Basement						
Plaster	20%		\$356,800	LIFE	*	5	\$11,500	
		0	ts, Extent : Seve	re, Area	Affected : 100%			
	Location :							
			ent : Severe, Are	a Affecte	d : 100%			
	Location :							
	Explanatio	n : Abando	ned 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	
	-		tent : Moderate,	Area Aff	ected : 20%			
	Location :	-		1.00	1 50/			
			ent : Severe, Are		d : 5%			
		veterans S	ection Of Buildin	-				
Embossed Metal	15%			LIFE	*	5	\$41,000	
Exposed Concrete	10%			LIFE	*	5-10	\$38,000	
Exposed Struc: Steel	10%		<b>#02.5</b> 00	LIFE	*	10	\$60,700	
Plaster	20%		\$92,500	LIFE		* 5	\$38,000	
	Location :	-	xtent : Moderate t	, Area Aj	jectea : 10%			
Plaster	15%	Now	\$693,700	LIFE	*	* 5	\$28,500	
	Location :	3rd Floor	ts, Extent : Seve					
	Other Obser	vation, Ext	ent : Light, Area	Affected	: 100%			
	Location :							
	Explanatio	n : Abando	ned Area					
Wood	15%		\$49,600	LIFE	*	* 5	\$398,700	
	Deteriorated	Finish, Ex	tent : Moderate,	Area Afj	fected : 20%			
			lt Ceiling In YM					

#### Site Enclosure

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

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

PARK SLOPE ARMORY

Asset # : 4453

Architecture		Current Repair Future Replacement Maintenan					
System Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2051	* *			
Retaining Walls							
Masonry: Fieldstone	100%		2041	* *			
ite Pavements							
Public Sidewalk	1000/		• • • • •	de de			
Cast in Place Concrete		Now \$231,000	2036	**			
	-	Crumbling, Extent : Modera	te, Area A	ffected : 50%			
		: Throughout	A.CC 4	1 100/			
	-	ıbsiding, Extent : Severe, Ara ı : North And South Facades		a : 10%			
<u> </u>	Location	i : North And South Facades					
On-Site Walkways Cast in Place Concrete	1000/		2026	* *			
Cast in Place Concrete	100%		2036	• •			
Electrical		Current Repair	Futur	re Replacement	Μ	aintenance	
System	% of	Fail Date Estimated Cost	Voar	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	1110111
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2051	* *	5	\$900	
		ervation, Extent : Light, Are		l : 100%			
		a : Electrical Room In YMCA					
	Explana	tion : One 4,000 Ampere Ma	in Discon	nect Switch			
Switchgear / Switchboard	500/		2051	* *	-	¢ 400	
Fused Disc Sw	50%		2051		5	\$400	
Molded Case Bkrs	50%		2031	\$198,400	5	\$2,700	
Raceway	250/		2021	¢112 100	1		
Conduit	25%		2031	\$113,100 * *	1		
Conduit	75%		2041		1		
Panelboards	200/		2047	* *	5	¢000	
Fused Disc Sw	20%		2047		5	\$900 \$1,100	
Molded Case Bkrs	20%		2030	\$83,200 * *	5	\$1,100	
Molded Case Bkrs Molded Case Bkrs	40% 20%		2047 2039	* *	5 5	\$2,100 \$1,100	
	20%		2039		3	\$1,100	
Wiring	500/		2041	* *	1		
Thermoplastic Thermoplastic	50% 50%		2041 2051	* *	1		
*	30%		2031		1		
Motor Controllers	250/		2044	* *	5	\$300	
Locally Mounted	25% 25%		2044 2029		5 5	\$300 \$300	
Locally Mounted Motor Control Center	23% 50%		2029	\$3,400 * *	5 5	\$300 \$2,700	
Ground	50%		2044		5	\$2,700	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$5,900	
Stand-by Power	10070				5	ψ3,200	

Stand-by Power

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

### PARK SLOPE ARMORY

#### Asset # : 4453

Electrical	Current R	Future	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power							
Transfer Switches							
Automatic	100%		2044	* *	1	\$61,900	
Generators	1000/		2040	* *			
Diesel	100%		2040		1	\$78,000	
	Other Observation, Es Location : Generato	0	Ajjeciea	: 100%			
	Explanation : 300 K		acity Go	norator Is Dual F	ual Cana	bla	
Batteries	Explanation . 500 K	ilowali Kalea Cap	ucity. Ge	nerator is Dual Fl	uei Cupu	ole.	
Lead/Acid	100%		2025	\$1,700	5	\$7,500	
Fuel Storage	10070		2025	\$1,700	5	\$7,500	
Main Tank	100%		2059	* *	5	\$5,900	
	Other Observation, Ex	tent : Light, Area		: 100%	-	+-,	
	Location : Generato	r Room In YMCA					
	Explanation : 275 G	allon Capacity					
ighting							
Interior Lighting							
Fluorescent	40%		2036	* *	10	\$73,900	
	T-8 Lamps And Fixtur Location : Throughd	-	Area Affe	ected : 100%			
Fluorescent	5%		2026	\$191,900	10	\$9,200	
	Other Observation, Ex Location : Third Flo	or Shelter Side					
	Explanation : Fluore	escent Fixtures Ar	e Abando	ned In Place			
Fluorescent	3%		2031	\$115,200	10	\$5,500	
	Compact Fluorescent Location : Second F		ght, Area	Affected : 100%			
Fluorescent	1%		2026	\$38,400	10	\$1,800	
	T-12 Lamps And Fixti Location : Second F	U	t, Area A <u>j</u>	fected : 100%			
HID	50% Now	\$57,200	2036	* *			
	Not in Service, Extent			: 100%			
	Location : Eighty Fi						
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

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

#### Asset # : 4453

Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm								
Security System								
No Component	50%							
Generic	50%			2039	* *	1	\$37,600	
			Extent : Light, Area	Affected	: 100%			
		-	out The Building					
	Explana	tion : CCT	V Surveillance Syst	em Rece	ntly Installed.			
Fire/Smoke Detection	250/							
No Component	25%			2026	* *	1.2	¢02.000	
Generic, Digital	75%			2036	· · ·	1-3	\$93,000	
lechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	<b>Estimated</b> Cost	Year	Estimated Cost	Cvcle	<b>Estimated</b> Cost	Priorit
Component	Total	(Years)		FY		(Yrs)		
Туре		. ,						
eating								
Energy Source	1000/			2051	* *	1		
Interruptible Gas/Dual	100%			2051	* *	1		
Fuel	Other Ob	armation H	Extent : Light, Area	Affactad	. 100%			
			Inder Sidewalk On					
			4,000 Gallon Oil T					
Conversion Equipment	Елриини	non . One	,,000 Guilon Oli 1	unk				
Steam Boiler	100%			2044	* *	1	\$199,400	
			Extent : Light, Area		: 100%		\$155,100	
		i : Boiler R	-					
	Explana	tion : Two	Dual Fuel Steam B	oilers				
Distribution								
Central Plant Steam Piping/Pmp	25%			2031	\$925,400	4	\$3,700	
	On Extend	led Life, Ex	tent : Moderate, A	rea Affec	ted : 100%			
	Location	i : Through	out The D.H.S. Sec	tion Of I	The Building			
Central Plant Steam	75%			2051	* *	4	\$11,200	
Piping/Pmp	, 2 / 0					•	\$11,200	
Terminal Devices								
Air Handler	70%			2036	* *	1	\$87,100	
Convector/Radiator	30%			2029	\$351,300	1	\$19,500	
			tent : Moderate, A					
		-	out The D.H.S. Sec					
ir Conditioning								
Energy Source								
	100%			2047				

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

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### **DEPT. OF HOMELESS SERVICES - 071**

### PARK SLOPE ARMORY

#### Asset # : 4453

Mechanical		Current R	lepair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	70%			2036	* *	1	\$65,400	
-	Location	: Roof	xtent : Light, Area					
		tion : 2 Pac	kaged Air Cooled		Serve YMCA Build	ling Side.		
Split Unit			xtent : Light, Area uilding Side	2036 Affected	* * 1: 100%			
			t Units Serve Offic	es In YY	MCA.			
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	Location	e : YMCA Ba	xtent : Light, Area uilding Side Handling Units Se			1	\$87,100	
No Component	30%							
/entilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$142,200	
No Component	20%							
Exhaust Fans				0000	* *	•	<b>#2</b> 100	
Roof	50%			2036	* *	2 2	\$3,100	
Wall Unit Plumbing	50%			2036		Z	\$3,100	
H/C Water Piping								
Galvanized Steel	100%			2036	* *	1		
Water Heater	10070			2000		-		
Gas Fired			xtent : Light, Area t Boiler Room	2029 Affected	\$133,400 1 : 100%	2	\$2,900	
			fired Domestic W	ater Hea	ters			
Sanitary Piping	p.tanta		<u></u>		*			
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
		-	ent : Moderate, A out The D.H.S. Sec					

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

#### PARK SLOPE ARMORY

#### Asset # : 4453

Mechanical	Current Re	Future F	Replacement	Μ	aintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing							
Storm Drain Piping							
Cast Iron	100% 0-2	\$22,800	LIFE	* *	1		
	Blockage /Clogged, Ex	tent : Severe, Are	ea Affected :	· 50%			
	Location : Scuppers	And Leaders On 2	The North A	nd South Sides	Of Buildi	ing	
	Other Observation, Ex	tent : Light, Area	Affected : 1	100%			
	Location : Around Th	e Perimeter Of E	Building				
	Explanation : Alumin	um Scuppers And	d Leaders O	bserved			
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, Exte	ent : Severe, Area	Affected :	100%			
	Location : Various Lo	ocations Through	out				
ire 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 : Sev	00					
	Location : Pump Stee	-		Unstable Locate	d In Fire	e Pump Room	
	Damaged, Extent : Sev	00					
	Location : Shaft Misa						
	Other Observation, Ex						
	Location : Fire Pump		0				
	Explanation : 2 Fire	Pumps Each With	h A Jockey I	Pump.			

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

<sup>\*\*</sup> 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 Address	<ul> <li>POWERS FAMILY OVERNIGHT (PATH)</li> <li>346 POWERS AVENUE @ E.142 ST.</li> </ul>									
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

Total	\$116,800	\$31,700	\$25,400	\$25,200
Importance Code C	\$32,700			
Importance Code B	\$71,200	\$12,400	\$22,100	\$21,800
Importance Code A	\$12,900	\$19,300	\$3,300	\$3,300
Total	\$116,800	\$31,700	\$25,400	\$25,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$31,700			
Mechanical	\$8,600	\$7,400	\$17,400	\$7,400
Electrical	\$6,900	\$4,500	\$4,000	\$4,800
Interior Architecture	\$56,100			\$9,100
Exterior Architecture	\$9,600	\$15,800		
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025



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

#### Asset # : 1948

chitecture	Curre	nt Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail D Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls							
Masonry: Brick	66% 0-2	\$188,800	LIFE	* *	5	\$58,600	
		Moderate, Area Affecto	ed : 5%				
	Location : E 142		1				
		/Erod, Extent : Light, ughout All Facades	Area Ajj	ectea : 15%			
		agnout Att Facades ated, Extent : Modera	ite Area	Affected · 25%			
	-	ol Joints Throughout	ие, лгеи	Affected . 2570			
Pre-Cast Concrete	25%		LIFE	* *	5	\$72,200	
Window Wall	2370 9%		2048	* *	5	\$30,000	
Windows	770		2040		5	φ50,000	
Aluminum	100% 0-2	\$344,900	2044	* *	5	\$9,600	
		xtent : Moderate, Area		d : 50%	-	<i>4,,,,,,,</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Location : Throw	ıghout					
	Caulking Deterior	rated, Extent : Modera	te, Area	Affected : 50%			
	Location : Throu	ıghout					
		n, Extent : Moderate, A	Area Affe	cted : 30%			
	Location : Throu	ıghout					
Parapets		<b>*</b> •• <••		de de	_	<b>.</b>	
Masonry: Brick	35% 0-2	\$9,600	LIFE	**	5	\$1,600	
	Location : South	s, Extent : Moderate, A	area Affe	cted : 5%			
		a west Kooj ated, Extent : Modera	ita Araa	Affected · 10%			
	Location : Conti		ие, лгеи	Affected . 1070			
Metal Panel	10%	01001110	2048	* *	5	\$1,700	
Metal Rail	35%		2040	* *	5-10	\$28,000	
No Component	20%		2011		5 10	\$20,000	
Roof							
Metal Panel	45%		2041	* *	10	\$53,000	
	Deformed/Dented	, Extent : Moderate, A	rea Affeo	cted : 5%		-	
	Location : South	Roof Gutter					
	-	h, Extent : Moderate,	Area Affe	ected : 5%			
	Location : Cente	er Roof, Gutter					
Modified Bitumen	55% Now	\$51,100	2028	\$511,400			
	-	lements, Extent : Mod					
		ing - North East Roof					
	•	ident, Extent : Light, A	rea Affe	cted : 40%			
~	Location : Throu	ighout					
Soffits	1000/		LIPP	* *	F	¢10 <b>0</b> 00	
Cast in Place Concrete	100%		LIFE		5	\$18,200	

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 1948

Architecture		Current R	epair	Futur	e Replacemen	t	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co		ycle Yrs)	Estimated Cost	Priority
nterior									
Floors	/						_		
Ceramic Tile	30%	0.0	¢ < ₹ 000	2037			5	\$31,100	
Vinyl Tile	70%	0-2	\$65,800	2033			3	\$27,200	
		ssing Eleme : Througho	ents, Extent : Mod	erate, Ar	ea Affectea : 1.	0%0			
		0	nt, Extent : Light,	Area Aff	Castad · 25%				
		: Throuhgo		лгеи луу	ecieu . 2570				
		0	ent : Moderate, A	rea Affea	rted · 2%				
		: First Floo		eu nyjee					
			: Light, Area Affec	eted : 509	%				
		: Througho							
Interior Walls									
Concrete Masonry Unit	10%	0-2	\$6,700	LIFE	*	* *	5	\$5,700	
			tent : Moderate, A	1rea Affe	ected : 5%				
	Location	: Stair I, J,	G						
Glass: Single Pane	3%			LIFE	*	* *	5	\$3,200	
Plaster	87%			LIFE	8	* *	5	\$36,900	
Ceilings									
Gypsum Board		Now	\$33,800	LIFE		* *	5	\$78,300	
	-	•	Extent : Moderate	-	ffected : 15%				
			d South Ends, Stai		atad 1 150/				
			tent : Moderate, A d South Ends	irea Ajje	cieu . 1570				
		. North And	a south Ends	LIPP	k	* *	5	\$2( 100	
Plaster ite Enclosure	40%			LIFE			5	\$26,100	
Fence/Gates									
Chain Link	20%			2038	×	* *			
		Rusting, Ex	tent : Light, Area		: 50%				
		: Througho		55					
Exposed Struc: Steel	80%			LIFE	X	* *			
		ing, Extent	: Moderate, Area		: 25%				
	Location	: Througho	ut, Galvanized Ste	eel Adhes	sion Issues				
Retaining Walls									
Cast in Place Concrete	100%			2063	×	* *			
lite Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2041	1	* *			
On-Site Walkways	1000/	<b>a</b> <i>i</i>	<b><b><b>bctccccccccccccc</b></b></b>	00.11		* *			
Cast in Place Concrete	100%	2-4	\$24,600	2041		• •			
	-	Tumbling, : Througho	Extent : Moderate	, Area A	ijeciea : 15%				
		e	ut ent : Moderate, Ar	an Affan	tod • 100/				
		azara, Exte : Througho		ea Ajjeci	eu. 1070				
	Location	. inrougho	ш						

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

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

#### Asset # : 1948

Architecture		Current Repair	Future F	Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements Parking/Driveway Asphalt		4+ \$1,400 Crumbling, Extent : Light, A a : Throughout	2031 rea Affected	\$69,000 : 10%			
Activity Yard Rubber Matting	Broken/Ma Location Tripping F	Now \$5,700 issing Elements, Extent : Mod : Throughout, Missing Tiles Hazard, Extent : Moderate, A : Throughout					
Rubber Matting	40%		2023	\$19,100			
Electrical		Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		stimated Cost		Estimated Cost	Priority
Jnder 600 Volts Service Equipment Fused Disc Sw	Location	ervation, Extent : Light, Are 1 : Electrical Room tion : Two 1,200 Ampere Ma			5	\$200	
Fused Disc Sw	30% Other Obs Location	-	2038 a Affected : 1	* * 100%	5	\$100	
Switchgear / Switchboard Fused Disc Sw	100%	·	2038	* *	5	\$300	
Raceway Conduit		4+ \$2,100 issing, Extent : Moderate, Ar a : Basement	2038 ea Affected :	**	1		
Panelboards Fused Disc Sw Molded Case Bkrs	5% 95%		2036 2036	* * * *	5 5	\$100 \$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

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

### Asset # : 1948

	ASSet # . 1					
	Current Repair	Futur	e Replacement	Μ	aintenance	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				10	\$6,200	
-	-	, Area Afj	fected : 100%			
90%		2033	* *			
50%		2028	\$48,500	10	\$8,100	
50%		2028	\$41,100	10	\$2,300	
50%		2033	* *			
50%						
30%						
70%		2028	\$152,400	1	\$17,600	
40%						
60%		2028	\$447,300	1-3	\$25,700	
	Current Repair	Futur	e Replacement	М	aintenance	
% of Total	Fail Date Estimated Cost		e Replacement Estimated Cost	Cycle	aintenance Estimated Cost	Priority
		Year	-			Priority
	Fail Date Estimated Cost	Year	-	Cycle		Priority
Total	Fail Date Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Priority
	Fail Date Estimated Cost	Year	-	Cycle		Priority
<b>Total</b>	Fail Date Estimated Cost	Year FY 2048	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Total 100%	Fail Date Estimated Cost (Years)	Year           FY           2048           2041	Estimated Cost **	Cycle (Yrs)		Priority
Total 100% 100% Other Obs	Fail Date Estimated Cost (Years)         rervation, Extent : Light, Area	Year           FY           2048           2041	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Priority
Total 100% 100% Other Obs Location	Fail Date Estimated Cost (Years)         rervation, Extent : Light, Area         : Basement	Year FY 2048 2041 a Affected	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Priority
Total 100% 100% Other Obs Location	Fail Date Estimated Cost (Years)         rervation, Extent : Light, Area	Year FY 2048 2041 a Affected	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Priority
Total 100% 100% Other Obs Location Explana	Fail Date Estimated Cost (Years)	Year FY 2048 2041 a Affectea Boilers	Estimated Cost ** ** 1: 100%	Cycle (Yrs)	Estimated Cost \$33,300	Priority
Total 100% 100% Other Obs Location	Fail Date Estimated Cost (Years)	Year FY 2048 2041 a Affected	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Priority
Total 100% 0ther Obs Location Explana 100%	Fail Date Estimated Cost (Years)	Year FY 2048 2041 a Affected Boilers 2044	Estimated Cost	Cycle (Yrs) 1 1 4	Estimated Cost \$33,300 \$3,300	Priority
Total 100% 0ther Obs Location Explana 100%	Fail Date Estimated Cost (Years)         rervation, Extent : Light, Area         : Basement         tion : 2 Gas Fired Hot Water	Year FY 2048 2041 a Affected Boilers 2044 2028	Estimated Cost	Cycle (Yrs) 1 1 4 1	Estimated Cost \$33,300 \$3,300 \$4,200	Priority
Total           100%           00her Obs           Location           Explana           100%           100%	Fail Date Estimated Cost (Years)	Year           FY           2048           2041           Affected           Boilers           2044           2028           2033	Estimated Cost ** ** 2 : 100% ** \$94,800 **	Cycle (Yrs) 1 1 4 4	Estimated Cost \$33,300 \$3,300 \$4,200 \$17,400	Priority
Total 100% 0ther Obs Location Explana 100%	Fail Date Estimated Cost (Years)	Year FY 2048 2041 a Affected Boilers 2044 2028	Estimated Cost	Cycle (Yrs) 1 1 4 1	Estimated Cost \$33,300 \$3,300 \$4,200	Priority
Total           100%           00her Obs           Location           Explana           100%           100%	Fail Date Estimated Cost (Years)	Year           FY           2048           2041           Affected           Boilers           2044           2028           2033	Estimated Cost ** ** 2 : 100% ** \$94,800 **	Cycle (Yrs) 1 1 4 4	Estimated Cost \$33,300 \$3,300 \$4,200 \$17,400	Priority
Total 100% 100% Other Obs Location Explana 100% 10% 80% 10%	Fail Date Estimated Cost (Years)	Year           FY           2048           2041           Affectea           Boilers           2044           2028           2033           2028	Estimated Cost ** ** 1: 100% ** \$94,800 ** \$101,000	Cycle (Yrs) 1 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Estimated Cost \$33,300 \$3,300 \$4,200 \$17,400	Priority
Total 100% 100% Other Obs Location Explana 100% 10% 10% 90%	Fail Date Estimated Cost (Years)	Year           FY           2048           2041           Affected           Boilers           2044           2028           2036	Estimated Cost ** ** ** ** ** \$94,800 ** \$101,000 **	Cycle (Yrs) 1 1 1 4 4 1 1 1 1	Estimated Cost \$33,300 \$3,300 \$4,200 \$17,400	Priority
Total 100% 100% Other Obs Location Explana 100% 10% 80% 10%	Fail Date Estimated Cost (Years)	Year           FY           2048           2041           Affectea           Boilers           2044           2028           2033           2028	Estimated Cost ** ** 1: 100% ** \$94,800 ** \$101,000	Cycle (Yrs) 1 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Estimated Cost \$33,300 \$3,300 \$4,200 \$17,400	Priority
Total           100%           00her Obs           Location           Explana           100%           100%           90%           10%	Fail Date Estimated Cost (Years)	Year           FY           2048           2041           Affected           Boilers           2044           2028           2033           2028           2036           2048	Estimated Cost ** ** ** ** \$94,800 ** \$101,000 ** **	Cycle (Yrs) 1 1 1 4 1 1 1 1 1	Estimated Cost \$33,300 \$3,300 \$4,200 \$17,400 \$2,200	Priority
Total 100% 100% Other Obs Location Explana 100% 10% 10% 90%	Fail Date Estimated Cost (Years)	Year           FY           2048           2041           Affected           Boilers           2044           2028           2036	Estimated Cost ** ** ** ** ** \$94,800 ** \$101,000 **	Cycle (Yrs) 1 1 1 4 4 1 1 1 1	Estimated Cost \$33,300 \$3,300 \$4,200 \$17,400	Priority
Total           100%           100%           0ther Obs           Location           Explana           100%           100%           90%           10%           10%	Fail Date Estimated Cost (Years)         vervation, Extent : Light, Area         v : Basement         tion : 2 Gas Fired Hot Water	Year           2048           2041           2041           Affectea           Boilers           2044           2028           2028           2033           2028           2036           2048           2026	Estimated Cost ** ** ** ** \$94,800 ** \$101,000 ** \$143,400	Cycle (Yrs) 1 1 1 4 1 1 1 1 1	Estimated Cost \$33,300 \$3,300 \$4,200 \$17,400 \$2,200	Priority
Total           100%           00her Obs           Location           Explana           100%           100%           90%           10%           10%	Fail Date Estimated Cost (Years)         vervation, Extent : Light, Area         v : Basement         tion : 2 Gas Fired Hot Water	Year           2048           2041           2041           Affectea           Boilers           2044           2028           2033           2028           2036           2048           2026           2028	Estimated Cost ** ** ** \$100% ** \$94,800 ** \$101,000 ** \$143,400 \$143,900	Cycle (Yrs) 1 1 1 1 1 1 1 1 1 2	Estimated Cost \$33,300 \$3,300 \$4,200 \$17,400 \$2,200	Priority
Total           100%           100%           0ther Obs           Location           Explana           100%           100%           90%           10%           10%	Fail Date Estimated Cost (Years)         vervation, Extent : Light, Area         v : Basement         tion : 2 Gas Fired Hot Water	Year           2048           2041           2041           Affectea           Boilers           2044           2028           2028           2033           2028           2036           2048           2026	Estimated Cost ** ** ** ** \$94,800 ** \$101,000 ** \$143,400	Cycle (Yrs) 1 1 1 4 1 1 1 1 1	Estimated Cost \$33,300 \$3,300 \$4,200 \$17,400 \$2,200	Priority
	Total           10%           T-8 Lamps           Location           90%           50%           50%           50%           30%           70%           40%	Current Repair         % of Total       Fail Date (Years)       Estimated Cost (Years)         10%       10%       10%         T-8 Lamps And Fixtures, Extent : Light Location : 2nd Floor Cafeteria       90%         50%       50%         50%       50%         50%       50%         30%       70%	% of Total         Fail Date (Years)         Estimated Cost FY         Year FY           10%         2028           T-8 Lamps And Fixtures, Extent : Light, Area Af Location : 2nd Floor Cafeteria         2033           90%         2033           50%         2028           50%         2028           50%         2033           30%         2028           40%         40%	Current Repair         Future Replacement           % of Fail Date Estimated Cost Total (Years)         Year Estimated Cost FY           10%         2028 \$118,300           T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : 2nd Floor Cafeteria         2033 **           90%         2033 **           50%         2028 \$48,500           50%         2028 \$44,100           50%         2033 **           30%         2028 \$152,400           40%         2028 \$152,400	% of Fail Date Estimated Cost Total (Years)         Year Estimated Cost FY         Cycle (Yrs)           10%         2028         \$118,300         10           T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : 2nd Floor Cafeteria         10         **           90%         2033         **           50%         2028         \$48,500         10           50%         2028         \$441,100         10           50%         2033         **         *           30%         2028         \$152,400         1           40%         40%         10         10	% of Total         Fail Date (Years)         Estimated Cost FY         Year FY         Estimated Cost (Yrs)         Cycle Estimated Cost (Yrs)         Estimated Cost (Yrs)           10%         2028         \$118,300         10         \$6,200           T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : 2nd Floor Cafeteria         100%         \$6,200           90%         2033         **         50%         2028         \$48,500         10         \$8,100           50%         2028         \$44,100         10         \$2,300           50%         2033         **         50%         \$10         \$17,600           30%         2028         \$152,400         1         \$17,600           40%         2028         \$152,400         1         \$17,600

*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.* 

Asset # : 1948

Mechanical		Current Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution							
Ductwork/Diffusers No Component	10% 90%		LIFE	* :	* 2	\$8,800	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* :	∗ 2-5	\$37,600	
Exhaust Fans							
Roof	95%		2033	* :	* 2	\$2,000	
Roof	-	Now \$300	2038	* :	* 2	\$100	
		rable, Extent : Light, Area A <u>f</u> : Roof, Exhaust Fan 15	fected : I	100%			
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2048	* :	* 1		
		ervation, Extent : Light, Area : Basement	Affected	: 100%			
	Explanat	ion : Booster Pump And Hot	Water St	orage 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	* :	k		
		ervation, Extent : Light, Area	Affected	: 100%			
		: Basement To 2nd Floor					
	Explanat	ion : 1 Unit					
Fire Suppression							
Sprinkler	1000/		2040		k 1.0	<b>#10.000</b>	
Generic		ow Preventer, Extent : Light, . : Basement	2048 4rea Affe	* : ected : 100%	* 1-2	\$18,900	

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

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

### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey		151ST STREET NEA 000 / 4448	AND TEMPORARY HOU R WALTON AVENUE Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A	ICES
Areas Surveyed		Roof, Floors 1,4,7,Ph			
Block	: 2353	Lot : 57	BIN	: 2117641	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture		\$80,100		\$206,900
Interior Architect	ure		\$263,600		\$232,500
Electrical					\$70,400
Mechanical					\$46,800
Total			\$343,700		\$556,600
Importance Code	А		\$80,100		\$206,900
Importance Code			\$40,200		\$207,600
Importance Code	С		\$223,400		\$142,000
Total			\$343,700		\$556,600
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture	\$47,000	\$3,300		
Interior Architect	ure	\$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/Escalate	ors	\$26,600	\$26,600	\$26,600	\$26,600
Total		\$263,800	\$53,000	\$92,000	\$63,200
Importance Code	А	\$50,700	\$7,100	\$3,800	\$3,800
Importance Code		\$191,600	\$45,900	\$88,200	\$52,000
Importance Code	С	\$21,500			\$7,400
Total		\$263,800	\$53,000	\$92,000	\$63,200



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

#### Asset # : 4448

Architecture	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
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 Location : Roof	, Extent : Light, Are	ea Affecti	ed : 2%			
	Other Observation, I Location : Through	-	Affected	2 : 100%			
	Explanation : This		ally Terr	a Cotta Panels.			
Metal Panel	10%	*	2057	* *	5-10	\$22,800	
Window Wall	5%		2057	* *	5	\$6,200	
Parapets	0,0		2007		U	¢0,200	
Cast Stone/Terra Cotta	40%		LIFE	* *	5-10	\$35,000	
	Other Observation, I Location : Exterior	-		: 100%			
	Explanation : This	Component Is Actu	ally Terr	a Cotta Panels.			
Metal Panel	40%		2057	* *	5	\$4,800	
	Other Observation, I Location : Interior	Face					
	Explanation : This	Component Is Actu					
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, Location : Through		a Affecte	d : 2%			
	Water Penetration, E Location : Stair A	Extent : Light, Area	Affected	: 2%			
Roll Roofing	5%		2032	* *	5	\$2,400	
Soffits							
Metal Panel	100%		2057	* *	5-10		
iterior							
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. Estimates are rounded to the nearest hundred dollars.

#### Asset # : 4448

			Asset # : 44					
Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings						_		
AcousTileSusp.Lay-In		etration, E. : Through	xtent : Light, Area out	2048 Affected	**	5	\$80,400	
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/Mis		, Extent : Moderat		Affected : 2%	-	· · · j- · ·	
ite Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
lite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Electrical		Current F	Ponair	Futur	e Replacement	М	aintenance	
System	0/ 0							<b>D</b> · · ·
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2051	* *	5	¢ 400	
						5	\$400	
			xtent : Light, Area		: 100%	5	\$400	
	Location	: Electrica	l Room	Affected			\$400	
	Location	: Electrica	l Room	Affected	' : 100% Rated At 4,000 An		\$400	
Switchgear / Switchboard	Location Explana	: Electrica	l Room	Affected		iperes.		
Air Circuit Breaker	Location Explana 20%	: Electrica	l Room	Affected at Switch 2051	Rated At 4,000 An * *	nperes. 5	\$100	
	Location Explana	: Electrica	l Room	Affected		iperes.		
Air Circuit Breaker Molded Case Bkrs Raceway	Location Explanat 20% 80%	: Electrica	l Room	Affected at Switch 2051 2051	Rated At 4,000 An ** **	nperes. 5	\$100	
Air Circuit Breaker Molded Case Bkrs Raceway Conduit	Location Explana 20%	: Electrica	l Room	Affected at Switch 2051	Rated At 4,000 An * *	nperes. 5	\$100	
Air Circuit Breaker Molded Case Bkrs Raceway	Location Explanat 20% 80%	: Electrica	l Room	Affected at Switch 2051 2051	Rated At 4,000 An ** **	nperes. 5 5	\$100	
Air Circuit Breaker Molded Case Bkrs Raceway Conduit	Location Explanat 20% 80%	: Electrica	l Room	Affected at Switch 2051 2051	Rated At 4,000 An ** **	nperes. 5 5	\$100	
Air Circuit Breaker Molded Case Bkrs Raceway Conduit Panelboards	Location Explana 20% 80%	: Electrica	l Room	Affected at Switch 2051 2051 2051	Rated At 4,000 An ** ** **	nperes. 5 5 1	\$100 \$1,600	
Air Circuit Breaker Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw	Location Explana 20% 80% 100%	: Electrica	l Room	Affected t Switch 2051 2051 2051 2051	Rated At 4,000 An ** ** **	nperes. 5 5 1 5	\$100 \$1,600 \$200	
Air Circuit Breaker Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Location Explana 20% 80% 100%	: Electrica	l Room	Affected t Switch 2051 2051 2051 2051	Rated At 4,000 An ** ** **	nperes. 5 5 1 5	\$100 \$1,600 \$200	
Air Circuit Breaker <u>Molded Case Bkrs</u> Raceway <u>Conduit</u> Panelboards Fused Disc Sw <u>Molded Case Bkrs</u> Wiring	Location Explana 20% 80% 100% 10% 90%	: Electrica	l Room	Affected t Switch 2051 2051 2051 2047 2047	Rated At 4,000 An ** ** ** ** **	nperes. 5 5 1 5 5 5	\$100 \$1,600 \$200	
Air Circuit Breaker <u>Molded Case Bkrs</u> Raceway <u>Conduit</u> Panelboards Fused Disc Sw <u>Molded Case Bkrs</u> Wiring Thermoplastic	Location Explana 20% 80% 100% 10% 90%	: Electrica	l Room	Affected t Switch 2051 2051 2051 2047 2047	Rated At 4,000 An ** ** ** ** **	nperes. 5 5 1 5 5 5	\$100 \$1,600 \$200	
Air Circuit Breaker Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers	Location Explana 20% 80% 100% 10% 90%	: Electrica	l Room	Affected t Switch 2051 2051 2051 2047 2047 2047 2051	Rated At 4,000 An ** ** ** ** ** **	nperes. 5 5 1 5 5 1	\$100 \$1,600 \$200 \$1,800	
Air Circuit Breaker <u>Molded Case Bkrs</u> Raceway <u>Conduit</u> Panelboards Fused Disc Sw <u>Molded Case Bkrs</u> Wiring <u>Thermoplastic</u> Motor Controllers Locally Mounted	Location Explana 20% 80% 100% 10% 90% 100% 20%	: Electrica	l Room	Affected at Switch 2051 2051 2051 2047 2047 2047 2051 2044	Rated At 4,000 An ** ** ** ** ** **	nperes. 5 5 1 5 5 1	\$100 \$1,600 \$200 \$1,800	
Air Circuit Breaker Molded Case Bkrs Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Variable Frequency Drive	Location Explana 20% 80% 100% 10% 90% 100% 20%	: Electrica	l Room	Affected at Switch 2051 2051 2051 2047 2047 2047 2051 2044	Rated At 4,000 An ** ** ** ** ** **	nperes. 5 5 1 5 5 1	\$100 \$1,600 \$200 \$1,800	
Air Circuit Breaker <u>Molded Case Bkrs</u> Raceway <u>Conduit</u> Panelboards Fused Disc Sw <u>Molded Case Bkrs</u> Wiring <u>Thermoplastic</u> Motor Controllers Locally Mounted Variable Frequency Drive	Location Explana 20% 80% 100% 10% 90% 100% 20%	: Electrica	l Room	Affected at Switch 2051 2051 2051 2047 2047 2047 2051 2044	Rated At 4,000 An ** ** ** ** ** **	nperes. 5 5 1 5 5 1	\$100 \$1,600 \$200 \$1,800	
Air Circuit Breaker <u>Molded Case Bkrs</u> Raceway <u>Conduit</u> Panelboards Fused Disc Sw <u>Molded Case Bkrs</u> Wiring <u>Thermoplastic</u> Motor Controllers Locally Mounted Variable Frequency <u>Drive</u> Ground	Location Explana 20% 80% 100% 10% 90% 100% 20%	: Electrica	l Room	Affected at Switch 2051 2051 2051 2047 2047 2047 2051 2044	Rated At 4,000 An ** ** ** ** ** **	nperes. 5 5 1 5 5 1	\$100 \$1,600 \$200 \$1,800	

Stand-by Power

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

#### Asset # : 4448

Electrical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators	1000/	20.40			<b>#20 700</b>	
Diesel	100% Other Observation, Extent : Lig Location : Roof Explanation : Emergency Gen			1	\$29,700	
Batteries						
Lead/Acid	100%	2025	\$1,600	5	\$2,800	
Fuel Storage						
Day Tank	5% Other Observation, Extent : Lig Location : Roof Explanation : 275 Gallons Rat		* * : 100%	5	\$700	
Main Tank	95%	2059	* *	5	\$2,100	
	Other Observation, Extent : Lig Location : Basement Explanation : 8,000 Gallons R	ht, Area Affected	: 100%	C	¢ <b>_</b> ,200	
Lighting	*	1 2				
Interior Lighting						
Fluorescent	30% Other Observation, Extent : Lig. Location : Hallways, Offices		* * : 100%	10	\$21,100	
	Explanation : Compact Fluore 70%	2036	* *	10	¢ 40, 200	
Fluorescent	Other Observation, Extent : Lig. Location : Throughout The Bu Explanation : T-8 Lamps	ht, Area Affected	: 100%	10	\$49,300	
Egress Lighting			at at			
Emergency, Service	50%	2036	* *	1		
Exit, LED	50%	2059	* *	1		
Exterior Lighting HID	30%	2036	* *	10	\$100	
No Component	70%	2030		10	\$100	
Lightning Protection Arresters/Cabling Generic	100%	2059	* *	5	\$2,300	
Alarm	10070	2039		5	φ2,500	
Security System No Component	70%					
Generic	30% Other Observation, Extent : Lig. Location : Hallways, Lobby, F Explanation : CCTV Surveilla.	Perimeter Of The		1	\$8,600	
Fire/Smoke Detection Generic, Analog	100% Other Observation, Extent : Lig Location : Throughout The Bu		* *	1-3	\$47,300	

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.

#### Asset # : 4448

Mechanical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2057	* *	1		
Conversion Equipment	1000/	2011	ىك بك		<b>*2-</b> 000	
Hot Water Boiler	100% Other Observation, Extent : Light, A Location : Penthouse Boiler Room Explanation : 3 Units	2044 rea Affected :	** 100%	1	\$37,900	
Distribution						
Hot Wtr Piping/Pump	100%	2053	* *	4	\$3,800	
Terminal Devices						
Air Handler	100%	2036	* *	1	\$47,500	
Air Conditioning						
Energy Source	1000/	0.050	ata ata			
Electricity	100%	2053	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%	2032	* *	2	\$4,700	
Heating/Cooling	Other Observation, Extent : Light, A Location : Penthouse	rea Affected :	100%			
	Explanation : R-407c Refrigerant					
Heat Rejection Water Cooling Tower	100%	2032	* *	2	\$77,200	
Ventilation						
Distribution	1000/		* *	2.5	¢(7.000	
Ductwork/Diffusers	100%	LIFE	~ ~	2-5	\$67,800	
Exhaust Fans	70%	2036	* *	2	¢1 (00	
Interior Roof	30%	2036	* *	2 2	\$1,600 \$700	
Plumbing	5070	2030		2	\$700	
H/C Water Piping						
Brass/Copper	100%	2057	* *	1		
Water Heater	10070	2007		-		
Gas Fired	100%	2029	\$46,800	2	\$1,100	
Gustinea	Other Observation, Extent : Light, A			2	\$1,100	
	Location : Penthouse	55				
	Explanation : 2 Units					
Sanitary Piping	*					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Cast IIOII						
Sump Pump(s)						
	100%	2025	\$2,600	4	\$2,400	
Sump Pump(s)	100%	2025 2036	\$2,600	4	\$2,400 \$3,100	
Sump Pump(s) Submersible Sewage Ejector(s)						

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

Asset # : 4448

Mechanical	Current Repair	Future Replacement	Μ	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Estimated Cost FY	t Cycle (Yrs)	Estimated Cost	Priority			
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%	LIFE * '	< .					
	Other Observation, Extent : Severe, A	rea Affected : 90%						
	Location : 2 Units From Basement 7	o 7th Floor, 1 Unit From I	Basement T	To Penthouse				
	Explanation : 3 Units Repaired Freq	quently						
Hydraulic	10%	LIFE * '	•					
2	Other Observation, Extent : Light, Are	ea 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 * *	۴ <u>1</u>	\$14,300				

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

### 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	<b>Project Type</b>	: 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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### **REGENT FAMILY RESIDENCE**

#### Asset # : 4444

rchitecture	Curre	ent Repair	Futur	re Replacement	М	laintenance	
zstem Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$96,400	
Masonry: Brick	90% Nov	* ) )	LIFE	* *	5	\$111,000	
	Joint Mortar Mis Location : Thro	s/Erod, Extent : Mode ughout	erate, Area	a Affected : 25%			
		, Extent : Light, Area	Affected :	5%			
	Location : Thro	-	55				
		Use, Extent : Light, A	Area Affec	ted : 50%			
	Location : Thro	ughout					
	Water Penetratio	n, Extent : Severe, Ar	ea Affecte	ed : 15%			
	Location : Thro	ughout					
Windows							
Aluminum	95% Nov		2046	* *	5	\$13,200	
	-	Elements, Extent : Mo	derate, Ar	rea Affected : 25%			
	Location : Thro	0					
		Funct, Extent : Mode	rate, Area	Affected : 25%			
	Location : Thro	0		1 250/			
		g, Extent : Moderate,	Area Affe	ected : $25\%$			
	Location : Thro	ughout					
Glass Block	5%		LIFE	* *	5	\$900	
Parapets				ata ata	_		
Masonry: Brick	75%		LIFE	* *	5	\$2,700	
Metal Panel	5%		2056		5	\$700	
Metal Rail	20%		2043	* *	5-10	\$13,200	
Roof	500/ Nov	\$27,000	2045	* *			
Copper/Terne	50% Nov	x \$27,000 n, Extent : Moderate,	2045				
	Location : Thro		Area Ajje	cieu . 2070			
Metal Panel	10%		2043	* *	10	\$5,400	
Modified Bitumen	27%		2035	* *	10	\$8,000	
	10%		2026	\$13,100	5	\$4,900	
Roll Roofing			2040	* *			
Roll Roofing Skylight, Metal/Glass	3% Nov	+ · · ) · · ·					
e	-	g, Extent : Moderate,		ected : 20%			
e	Corrosion/Rustin Location : Stair	g, Extent : Moderate,	Area Affe				

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.

#### **REGENT FAMILY RESIDENCE**

#### Asset # : 4444

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Floors	1.40/			2020	¢295 (00	2	¢21 400	
Carpet	14%			2029	\$285,600 * *		\$31,400	
Cast in Place Concrete	5% 5%			LIFE	* *	5	\$16,400 \$7,500	
Ceramic Tile Steel Plate		Now	\$175,000	2039 LIFE	* *	5 1	\$7,500	
Steel Plate	Broken/M Location Corrosion	issing Elem : Basemen	xtent : Severe, Are	lerate, Ar	ea Affected : 25%			
Vinyl Tile		Now	\$50,300	2035	* *	3	\$41,500	
, myr rne	Broken/M Location Cracking/ Location Worn/Ero	issing Elem 2 : Apartme Crumbling, 2 : Apartme ded, Extent	ents, Extent : Moa nts Throughout Extent : Moderate nts Throughout : Moderate, Area nts Throughout	lerate, Ar e, Area A	ffected : 15%	-	<i><b>41</b>,000</i>	
Interior Walls		-						
Ceramic Tile	Cracking/	-	\$21,600 Extent : Moderate ns In Dormitories	2033 e, Area A	* * ffected : 15%	5	\$3,700	
Gypsum Board	45%			LIFE	* *	5	\$39,600	
Marble Panels	5%			LIFE	* *			
Plaster	Cracking/ Location Paint Pee Location Water Per	e : Exit Stai ling, Extent e : Apartme petration, E	\$113,000 Extent : Severe, A r, Basement, Apart : Light, Area Affe nts Throughout xtent : Severe, Are nts Throughout	tments Th cted : 10	hroughout %	5	\$19,800	
Ceilings			0					
AcousTileSusp.Lay-In	10%			2043	* *	5	\$15,000	
Exposed Concrete	10%			LIFE	* *	5	\$2,300	
Gypsum Board	15%			LIFE	* *	5	\$28,100	
Plaster	Broken/M Location Cracking/ Location Water Pen	e : Apartme Crumbling, e : Basemen netration, E	\$136,300 eents, Extent : Sevents throughout Extent : Severe, A et, Apartments Thro extent : Severe, Are nts Throughout	rea Affec oughout	cted : 10%	5	\$60,800	
te Pavements		-						
Public Sidewalk								
Cast in Place Concrete	-		\$3,100 Extent : Light, Ar out	2043 ea Affect	* * ed : 15%			

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

#### **REGENT FAMILY RESIDENCE**

#### Asset # : 4444

Electrical	Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Jnder 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 & Satisfactory Condition.	300 Ampere Ma	uin Disconnect Swi	tches. Th	ney Are In	
Fused Disc Sw	20%	2040	* *	5	\$100	
	Other Observation, Extent : Light	Area Affected	: 100%	-	+	
	Location : Electrical Room	55				
	Explanation : There Is A 400 An In Satisfactory Condition.	npere Main Dis	connect Switch Fo	r Emerg	ency Systems. It Is	
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,		* *	1		
	Insulation Aged, Extent : Light, A Location : Throughout The Build		00%			
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 Tha	t The Groundin	ng Has Been Refur	bished.		

Lighting

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

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

#### **REGENT FAMILY RESIDENCE**

#### Asset # : 4444

		Asset # :	4444				
Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	40%		2025	\$769,400	10	\$40,200	
		ervation, Extent : Light, A	00	: 100%			
		: Throughout The Building	g				
	-	tion : T-12 Lamps					
Fluorescent	10%		2038	* *	10	\$10,100	
		ervation, Extent : Light, A	rea Affected	: 100%			
	Location	a : Corridor					
	Explana	tion : Fixtures Are T-8 Lan	nps Type. Th	ney Are In Satisfac	tory Con	dition.	
Fluorescent	50%		2038	* *	10	\$50,300	
	Compact I	Fluorescent Light, Extent :	Light, Area	Affected : 100%			
	Location	: Throughout The Building	g				
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	0,0		2020	\$2,000	-		
HID	100%		2025	\$441,900	10	\$300	
larm	10070		2020	<i>\(\Color\)</i>	10	<i><b>Q</b></i> <b>0</b> 00	
Security System							
No Component	70%						
Generic	30%		2038	* *	1	\$12,300	
Fire/Smoke Detection						* )	
Under Construction	100%						
/lechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
ystem Component	% of	Fail Date Estimated Co		Estimated Cost	-	<b>Estimated</b> Cost	Priorit
Туре	Total	(Years)	FY		(Yrs)		
eating			-				
Energy Source							
Interruptible Gas/Dual	100%		2040	* *	1		
Fuel							
	Other Obs	ervation, Extent : Light, A	rea Affected	: 100%			
		: Basement	00				
	Explana	tion : 5,000 Gallon Oil Tar	ık				
Conversion Equipment	1						
Steam Boiler	100%		2035	* *	1	\$108,500	
		ervation, Extent : Light, A		: 100%		<i>+,-</i>	
		: Boiler Room	55 200				
		tion : 2 Units					
Distribution	Tranta						
Central Plant Steam	100%		2040	* *	4	\$5,400	
Piping/Pmp	10070		2010		т	ψ5,400	
Terminal Devices							
Convector/Radiator	100%		2035	* *	1	\$35,400	
	10070		2055		1	ψ55,τ00	

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### **REGENT FAMILY RESIDENCE**

Asset # : 4444

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Split Unit	2%			2035	* *			
-	Other Obse	ervation, E	xtent : Light, Area	Affected	: 2%			
	Location	: 2nd Floc	r Roof Set Back					
	Explanat	ion : Serve	s First Floor Waiti	ng Roon	IS			
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%		\$117,000	2030	\$389,900	2	\$2,700	
			Extent : Severe, Ar	ea Affec	ted : 100%			
	Location	: Penthous	se					
Plumbing								
H/C Water Piping	1000/			2025	* *	1		
Galvanized Steel	100%			2035		1		
HW Heat Exchanger Steam Fired	100%			2040	* *	4	\$10,800	
	100%			2040		4	\$10,800	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070					1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070			LIIL		1		
Submersible	100%			2023	\$3,700	4	\$3,500	
Backflow Preventer	10070			2025	\$5,700	•	\$3,300	
Generic	100%			2035	* *	1	\$6,700	
Fixtures	10070			2000		-	\$0,700	
Generic	100%							
/ertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: 2 Units I	From Basement To	18th Flo	or, One Unit From	n 1st To	18th Floor	
	Explanat	ion : 3 Uni	ts					
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	\$57,300	
Sprinkler								
No Component	80%							
Generic	20%			2040	* *	1-2	\$6,100	

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

#### **REGENT FAMILY RESIDENCE**

#### Asset # : 4444

Mechanical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression					
Fire Pump					
Generic	100%	2039 **	1	\$20,500	
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location : On Roof.				
	Explanation : Installed Four Years Ag	go			

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

<sup>\*\*</sup> 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 Address Borough Program / Asset # Area Sq Ft Date of Survey	<ul> <li>882 DUM</li> <li>BROOKI</li> <li>DHS0084</li> <li>17,000</li> <li>29-Mar-2</li> </ul>	4.000 / 4456 2019	Y STREET Agency's Number Yr Built/Renovated Project Type Landmark Status	: FK26 : 1923 / 2009 : HOMELESS SERV : NONE	ICES
Areas Surveyed Block	: Basemen : 4077	t, Roof, Floors 1,4 Lot : 24	BIN	: 3090429	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$36,400		
Interior Architect	ure		\$35,200		\$45,300
Mechanical			\$95,300		\$131,000
Total			\$166,900		\$176,400
Importance Code	А		\$36,400		\$131,000
Importance Code	В		\$130,500		\$45,300
Total			\$166,900		\$176,400
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$43,600	\$11,300		\$1,500
Interior Architect	ure	\$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	А	\$44,400	\$12,200	\$800	\$2,300
Importance Code		\$11,800	\$15,100	\$4,200	\$22,300
Importance Code	С	\$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. Estimates are rounded to the nearest hundred dollars.* 

### **DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE**

### Asset # : 4456

Architecture	Current Repair			e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls	400/ NI	¢12 200	LIPP	* *	~	¢7 (00		
Masonry: Brick	42% Now Water Penetration, E Location : 4th Floo		LIFE Area Affe		5	\$7,600		
Masonry: Limestone	5%		LIFE	* *	5	\$700		
Stucco Cement	50%		2043	* *	5	\$22,700		
Window Wall	3%		2050	* *	5	\$2,000		
Windows								
Aluminum	90% Now Ctrwt/Balnc Not Fun Location : Through		2038 ute, Area	* * Affected : 40%	5	\$3,000		
Metal Clad	10% Now	\$36,400	2055	* *	5	\$2,100		
	Bent/Warped Elemen Location : Stairs Corrosion/Rusting, E Location : Stairs Thermally Inefficient	ts, Extent : Modera Extent : Moderate, 2	ute, Area Area Affe	ected : 25%	U	<i><b>4-)100</b></i>		
	Location : Stairs							
Parapets								
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$1,800		
Masonry: Brick	90% Other Observation, E Location : South An Explanation : Ceme	nd East Parapets			5	\$4,100		
Madal Davial	-	eni Siucco Finish C		* *	5	\$000		
Metal Panel	5%		2050		5	\$900		
Roof Modified Bitumen	95% Now Blisters, Extent : Moo Location : Main Ro		2035 ed : 5%	* *				
Skylight, Metal/Glass	5%		2050	* *	10	\$3,000		
Soffits						. ,		
Stucco Cement	100%		2035	* *	5			
nterior								
Floors								
Cast in Place Concrete	15%		LIFE	* *	5	\$8,200		
Ceramic Tile	5% Now Cracking/Crumbling, Location : Apartme		2039 , Area A	* * ffected : 10%	5	\$600		
Quarry Tile	20%		2043	* *	5	\$7,500		
Vinyl Tile	20% 4+ Loose Units, Extent : Location : Various	-	2030	\$45,300 10%	3	\$1,900		
Wood	40% Now Worn/Eroded, Extent Location : Apartme		2045 Affected	* *	5	\$9,400		

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.

### **DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE**

### Asset # : 4456

	A3361 # 1 4430							
Architecture		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Interior Walls	• • • • •			• • • • •		_	<b>**</b> • • • •	
Ceramic Tile	Broken/M	Now issing Elem : Stairwel	\$2,600 eents, Extent : Mod l	2039 erate, Ar	* * ea Affected : 5%	5	\$2,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Gypsum Board	45%			LIFE	* *	5	\$6,100	
	Location Water Per	: 4th Floo etration, E	Extent : Moderate r Apartments At W xtent : Moderate, A r Apartments At W	indow H Area Affe	eads ected : 5%			
Masonry: Fieldstone	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$1,300	
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$900	2035	* *	5	\$2,500	
		issing Elen : First Flo	eents, Extent : Mod oor Office	erate, Ar	rea Affected : 5%			
Gypsum Board	70%			LIFE	* *	5	\$21,900	
Plaster	10%	Now	\$700	LIFE	* *	5	\$1,600	
		issing Elen : Entry Ve	eents, Extent : Mod estibule	erate, Ar	ea Affected : 2%			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
ite Pavements Public Sidewalk Cast in Place Concrete	Cracking/		\$1,000 Extent : Moderate Avenue Side	2035 , Area Ą	* * ffected : 2%			
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			
Activity Yard								
Cast in Place Concrete	65%			2035	* *			
Rubber Matting	35%			2030				
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component	% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit

Under 600 Volts

Component

Туре

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

(Years)

Total

FY

(Yrs)

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

### ROSE MCCARTHY RESIDENCE

#### Asset # : 4456

Electrical		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2040	* *	5		
		ervation, Extent : Light, Area	Affected	: 100%			
		: Electrical Room	<b>D</b> :				
	-	ion : One 600 Ampere Main					
Fused Disc Sw	Location	ervation, Extent : Light, Area : Electrical Room			5		
<del></del>	Explanat	ion : One 200 Ampere Main	Disconne	ct Switch For Day	Care.		
Switchgear / Switchboard	1000/		20.40	* *	-	¢100	
Fused Disc Sw	100%		2040	* *	5	\$100	
Raceway	1000/		2040	* *	1		
Conduit	100%		2040		1		
Panelboards Molded Case Bkrs	90%		2038	* *	5	\$400	
Molded Case Bkrs	90% 10%		2058	* *	5	\$400	
Wiring	1070		2055		5		
Thermoplastic	95%		2040	* *	1		
Thermoplastic	5%		2056	* *	1		
Motor Controllers	0,0		2000				
Locally Mounted	100%		2035	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
lighting							
Interior Lighting							
Fluorescent	5%		2035	* *	10	\$800	
	-	And Fixtures, Extent : Light, : Stairway, Hallway, Daycar					
LED	95%		2040	* *			
Egress Lighting							
Emergency, Battery	50%		2040	* *	10	\$2,100	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Throughout Building					
	Explanat	ion : LED Lighting Fixtures	Installed	In 2018			
Exit, Service	50%		2040	* *	1		
		ervation, Extent : Light, Area	Affected	: 100%			
		: Throughout Building					
	Explanat	ion : LED Lighting Fixtures	Installed	In 2018			
Exterior Lighting	1000/		20.40	* *			
LED	100%	mustion Entert Li-Lt 4	2040				
		ervation, Extent : Light, Area : Building Exterior	Affected	. 100%			
		: Building Exterior	Installed	In 2018			
Alarm	ыхріанаі	ion : LED Lighting Fixtures	insiulled.	in 2010			

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.

### DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE

Asset # : 4456

Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm							
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	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating							
Energy Source	1000		• • • •				
Natural Gas	100%		2040	* *	1		
Conversion Equipment	1000/		2020	¢121.000	1	<b>#0</b> 400	
Hot Water Boiler	100%		2028	\$131,000	1	\$8,400	
		ervation, Extent : Ligh	t, Area Affected	: 100%			
		: Boiler Room					
	Explana	tion : 4 Units Multi Ter	np				
Distribution	1000/		2020	* *		¢1.200	
Hot Wtr Piping/Pump	100%		2038	* *	4	\$1,300	
Terminal Devices	1000/		2025	* *	1	¢5,500	
Convector/Radiator	100%		2035	4. 4.	1	\$5,500	
ir Conditioning							
Energy Source	1000/		2029	* *	1		
Electricity	100%		2038	4. 4.	1		
Conversion Equipment	1.50/		2024	¢05.000	2	<b>*2</b> 00	
Interior Pkg Unit -	15%		2024	\$95,300	2	\$200	
Cooling Window/Wall Unit	250/		2022	¢0,000	1		
	25%		2023	\$8,900	1		
No Component	60%						
Distribution	150/		TIPP	* *	2	¢2 200	
Ductwork/Diffusers	15%		LIFE		2	\$3,300	
No Component	85%						
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	¢0 500	
Exhaust Fans	100%		LIFE		2-3	\$9,500	
Exhaust Fans Roof	200/		2025	¢0 500	C	¢200	
	30% 70%		2025	\$8,500	2	\$200	
No Component	/0%						
lumbing H/C Water Piping							
Galvanized Steel	100%		2035	* *	1		
	100%		2033		1		
Water Heater Gas Fired	100%	2-4	\$500 2025	¢10.400	C	¢200	
Gas Fired		2-4 ent, Extent : Moderate,		\$10,400	2	\$200	
			area Affectea : Fank In Basemei				

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

### DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE

Asset # : 4456

Mechanical	Current Repair	Future I	Replacement	М	aintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year E 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	
	10070	2030	\$2,000	7	\$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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	<ul> <li>900 DUN</li> <li>BROOK</li> <li>DHS0084</li> <li>16,000</li> <li>29-Mar-2</li> </ul>	4.010 / 4462	IE STREET Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: FK26 : 1923 / 2015 : HOMELESS SERV : NONE : 3090430	ICES
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture		\$36,400		FT 2020 - 2051
Interior Architect			\$39,600		
Electrical			<i>~~</i> ,~~~		\$42,100
Mechanical			\$59,800		
Total			\$135,800		\$42,100
Importance Code	А		\$36,400		
Importance Code	В		\$99,400		\$42,100
Total			\$135,800		\$42,100
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture	\$38,100	\$11,800		\$18,300
Interior Architect	ure	\$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	А	\$38,900	\$12,600	\$800	\$19,100
Importance Code	В	\$15,600	\$15,100	\$2,400	\$14,100
Importance Code	С	\$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.* 

### **DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE**

#### Asset # : 4462

Architecture		Current F	ASSEL # . 4		e Replacement		aintenance	
			•		-			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	400/				de ale	_	<b>• - •</b> • •	
Masonry: Brick		Now	\$11,700	LIFE	* *	5	\$7,300	
			xtent : Moderate, 2	00	cted: 5%			
		: 4th Floo	r Apartments By W					
Masonry: Limestone	5%			LIFE	* *	5	\$700	
Stucco Cement	52%			2043	* *	5	\$23,600	
Window Wall	3%			2050	* *	5	\$2,000	
Windows	000/		<b>**</b> < 100	• • • • •	ata ata	_	<b>†2</b> 000	
Aluminum		Now	\$26,400	2038	* *	5	\$3,000	
			nt : Moderate, Area	i Affected	1:100%			
		: Through			166 / 1 /00/			
		ic Not Fun : Various	ct, Extent : Modere Windows	ate, Area	Affected : 40%			
Metal Clad	10%	0-2	\$36,400	2055	* *	5	\$2,100	
			xtent : Moderate, 2	Area Affe	ected : 25%			
	Location							
			Extent : Moderate,	Area Afj	fected : 50%			
	Location				<i>22</i> <b>1 7</b> 0 0 <i>(</i>			
			Extent : Moderate	e, Area A	ffected : 50%			
	Location	: Stairs						
Parapets	50/			LIPP	* *	~	¢1.000	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,800	
Masonry: Brick	90%	F		LIFE		5	\$4,100	
			Extent : Light, Area ad West Parapets	Ajjeciea	: 00%			
			ent Stucco Finish C	)n Intonic	on Of Payapot			
	-	ion : Ceme	eni Siucco Finish C		* *	-	<b> </b>	
Metal Panel	5%			2050	* *	5	\$900	
Roof	0.50/			2025	* *	10	¢16.000	
Modified Bitumen	95%			2035	* *	10	\$16,900	
Skylight, Metal/Glass	5%			2050	* *	10	\$3,000	
Soffits	1000/			2025	* *	-		
Stucco Cement	100%			2035		5		
nterior Electro								
Floors Cast in Place Concrete	15%			LIFE	* *	5	\$8,200	
Cast in Place Concrete Ceramic Tile	13% 5%			2033	* *	5 5	\$8,200 \$1,200	
		<u>Current line</u>	Extent : Moderate			5	\$1,200	
	Cracking/							
	0	0		e, Area A	geelea : 570			
Our	Location	0	nt Bathrooms			5	\$7.500	
Quarry Tile	Location	: Apartme	nt Bathrooms	2043	* *	5	\$7,500	
Quarry Tile Vinyl Tile	<i>Location</i> 20% 15%	: Apartme	nt Bathrooms \$1,700	2043 2030	* *	5 3	\$7,500 \$1,400	
	Location 20% 15% Loose Uni	: Apartme Now ts, Extent :	nt Bathrooms \$1,700 Moderate, Area A	2043 2030	* *			
Vinyl Tile	Location 20% 15% Loose Uni Location	: Apartme Now ts, Extent : : Various	nt Bathrooms \$1,700 Moderate, Area A Locations	2043 2030 ffected :	* * \$34,000 5%	3	\$1,400	
	Location 20% 15% Loose Uni Location 45%	: Apartme Now ts, Extent : : Various 2 4+	nt Bathrooms \$1,700 Moderate, Area A	2043 2030 ffected : 2045	** \$34,000 5% **			

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

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

### DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE

#### Asset # : 4462

		-	13301 # . 4					
Architecture		Current Rep	oair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Interior Walls Ceramic Tile	Broken/Mi	Now issing Element : Apartment I		2033 erate, Ar	* * ea Affected : 5%	5	\$1,700	
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Gypsum Board	50% Broken/Mi			LIFE erate, Ar	* * ea Affected : 5%		\$6,700	
	Water Pen	etration, Exte	Floor Apartme nt : Moderate, A Floor Apartme	Irea Affe	cted : 5%			
Masonry: Fieldstone	10%			LIFE	* *			
Plaster	-	Now	\$2,900	LIFE	* *	5	\$1,000	
	Location Water Pen	: Stair Bulkhe	nt : Moderate, A					
Ceilings								
AcousTileSusp.Lay-In	15%			2035	* *	5	\$3,700	
Gypsum Board	Cracking/0	: Various 4th	\$11,500 tent : Moderate Floor Apartme			5	\$26,500	
			nt : Moderate, A Floor Apartme					
Site Enclosure								
Fence/Gates	Location			nts By W	indows			
Fence/Gates Iron Picket								
Fence/Gates Iron Picket Retaining Walls	Location			nts By W. 2065	indows * *			
Fence/Gates Iron Picket Retaining Walls Cast in Place Concrete	Location 100% 90%			nts By W. 2065 2050	indows * * * *	:		
Fence/Gates Iron Picket Retaining Walls Cast in Place Concrete Masonry: Fieldstone	Location			nts By W. 2065	indows * *	:		
Fence/Gates Iron Picket Retaining Walls Cast in Place Concrete Masonry: Fieldstone Site Pavements	Location 100% 90%			nts By W. 2065 2050	indows * * * *	:		
Iron Picket Retaining Walls Cast in Place Concrete Masonry: Fieldstone Site Pavements Public Sidewalk	Location 100% 90% 10%			nts By W 2065 2050 2040	indows * * * *	:		
Fence/Gates Iron Picket Retaining Walls Cast in Place Concrete Masonry: Fieldstone Site Pavements Public Sidewalk Cast in Place Concrete	Location 100% 90%			nts By W. 2065 2050	indows * * * * * *	:		
Fence/Gates Iron Picket Retaining Walls Cast in Place Concrete Masonry: Fieldstone Site Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways	Location 100% 90% 10%			nts By W 2065 2050 2040 2035	indows * * * * * *			
Fence/Gates Iron Picket Retaining Walls Cast in Place Concrete Masonry: Fieldstone Site Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways Cast in Place Concrete	Location 100% 90% 10%			nts By W 2065 2050 2040	indows * * * * * *			
Fence/Gates Iron Picket Retaining Walls Cast in Place Concrete Masonry: Fieldstone Site Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways	Location 100% 90% 10%			nts By W 2065 2050 2040 2035	indows * * * * * *			

Electrical	C	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Estimated Cost (Years)	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.

## ROSE MCCARTHY RESIDENCE

#### Asset # : 4462

Electrical	Current Repair Future Replacem			e Replacement	ement Maintenance		
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	Location :	rvation, Extent : Light, Area Electrical Room on : One 600 Ampere And 10 dry			5 t Switch	\$100 For The House	
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	
ighting	10070		2112		U	¢ <b>=</b> 00	
Interior Lighting Fluorescent	-	luorescent Light, Extent : Lig Throughout The Building -	-		10	\$2,200	
LED	85%		2040	* *			
Egress Lighting Emergency, Battery	Location :	rvation, Extent : Light, Area Throughout Building on : Lighting Fixtures Instal			10	\$1,900	
Exit, Service	50% Other Obse Location :	rvation, Extent : Light, Area Throughout Building on : Lighting Fixtures Instal	2040 Affected	* *	1		
Exterior Lighting		an an					
HID LED	50% 50%		2030 2040	\$32,300 * *	10		
222	Other Obse Location :	rvation, Extent : Light, Area Building Exterior	Affected				
larm	Explanatio	on : Lighting Fixtures Instal	iea in 201				
Security System No Component	50%						
Generic	50%		2035	* *	1	\$3,000	
Fire/Smoke Detection Generic, Digital	100%		2035	* *	1-3	\$9,900	

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.

## ROSE MCCARTHY RESIDENCE

Asset # : 4462

Mechanical	Current Repair Future Replacement Maintenance					aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Energy Source							
Natural Gas	100%		2040	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2035	* *	1	\$7,900	
		ervation, Extent : Light, Area	Affected	: 100%			
	Location	: Boiler Room					
	Explanat	tion : 3 Units Multi Temp					
Distribution							
Hot Wtr Piping/Pump	100%		2038	* *	4	\$1,200	
Terminal Devices							
Convector/Radiator	100%		2035	* *	1	\$5,200	
Air Conditioning							
Energy Source							
Electricity	100%		2046	* *	1		
Conversion Equipment							
Interior Pkg Unit -	10%		2024	\$59,800	2	\$100	
Cooling							
Window/Wall Unit	25%		2023	\$8,300	1		
No Component	65%						
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2	\$2,100	
No Component	90%						
lumbing							
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)	10070		211 2		-		
Non-Submersible	100%		2030	\$2,400	4	\$500	
Backflow Preventer	10070		2050	\$2,100		\$500	
Generic	100%		2030	\$4,100	1	\$1,000	
Fixtures	100/0		2050	φτ,100	1	\$1,000	
Generic	100%						
	100/0						
Fire Suppression							
Sprinkler No Component	95%						
			2040	* *	1.2	¢200	
Generic	5%		2040		1-2	\$200	

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

\$15,600

#### **DEPT. OF HOMELESS SERVICES - FY 2021** Print Date : 08-Sep-2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	<ul> <li>SAMARI</li> <li>338 FORI</li> <li>BROOKI</li> <li>BROOKI</li> <li>DHS0066</li> <li>43,000</li> <li>28-Nov-20</li> <li>Basement</li> <li>4258</li> </ul>	BELL STR LYN .000 / 3016 D17	EET @ SUTTE	ER AVE. Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1979 / 2005 : HOMELESS SERVI : NONE : 3095610	CES
CAPITAL Exterior Architect				FY 2022 - 2025		FY 2026 - 2031
Interior Architect				\$588,800 \$326,100		\$88,000 \$95,300
Electrical	ure			\$475,500		\$95,500
Mechanical				\$2,008,700		\$269,200
Total				\$3,399,100		\$1,309,400
Importance Code	А			\$1,350,800		\$88,000
Importance Code				\$1,822,000		\$1,126,100
Importance Code				\$226,300		\$95,300
Total				\$3,399,100		\$1,309,400
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture				\$2,900	
Interior Architect	ure		\$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			\$37,400	\$7,600	\$89,600	\$15,600
Importance Code	С		\$4,000			



\$7,600

\$96,600

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.

\$45,300

Total

#### SAMARITAN FORBELL

#### Asset # : 3016

chitecture	Current F	Futur	e Replacement	Maintenance						
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
erior										
Exterior Walls	1000/ 11	¢1.41.000	LIDD	* *	-	<b>\$00.000</b>				
Masonry: Brick	100% Now	\$141,800	LIFE		5	\$88,000				
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout									
	Caulking Deteriorate		ite. Area	Affected · 5%						
	Location : Through			1)) 000000 . 0 / 0						
	Water Penetration, E.		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, E.		Area Affe	cted : 10%						
	Location : Through	out								
Parapets Masonry: Brick	90% Now	\$166,100	LIFE	* *	5	\$13,500				
Wasoni y. Drick	Joint Mortar Miss/Er			ected : 20%	5	\$15,500				
	Location : Through		55							
	Vegetation Growth, E	Extent : Light, Area	Affected	: 10%						
	Location : Through	out								
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 : Through									
Soffits										
Cast in Place Concrete	100%		LIFE							

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.

#### SAMARITAN FORBELL

#### Asset # : 3016

Architecture	Cur	rent Repair	Futur	e Replacement	М	Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior Floors							
Cast in Place Concrete	-	bling, Extent : Severe, A	LIFE rea Affec	* * cted : 30%	5	\$7,500	
	Location : The Water Penetrat Location : The	ion, Extent : Light, Area	Affected	: 10%			
Ceramic Tile	5% No Cracking/Crum Location : Th	bling, Extent : Light, Ar	2038 ea Affecti	* * ed : 30%	5	\$1,700	
Quarry Tile	5%		2042	* *	5	\$5,100	
Vinyl Tile	85% 2-	4 \$52,700	2034	* *	3	\$21,800	
	Location : Ba	Extent : Moderate, Area	5%	: 50%			
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *			
Ceramic Tile	5% No	w \$156,000	2038	* *	5	\$4,400	
	Location : Ba	bling, Extent : Severe, A					
Gypsum Board	90% No	w \$70,300	LIFE	* *	5	\$95,300	
51	Location : Th	Elements, Extent : Moa roughout ion, Extent : Light, Area					
Ceilings		0					
AcousTileSusp.Lay-In	Location : Th	Elements, Extent : Moa roughout bling, Extent : Severe, A			5	\$27,300	
		ging, Extent : Moderate,	Area Afj	fected : 25%			
AcousTileSusp.Lay-In	10%		2042	* *	5	\$6,800	
Exposed Struc: Steel	5%		LIFE	* *		-	
Gypsum Board	5%		LIFE	* *	5	\$4,300	
ite Enclosure						-	
Fence/Gates							
Chain Link	100%		2049	* *			
Retaining Walls Cast in Place Concrete	100%		2064	* *			
tast III I lace Collectete	100/0		2004				

Site Pavements

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

#### Asset # : 3016

		016				
	Current Repair	Futur	e Replacement	Μ	aintenance	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
-		ea Affect	ed : 5%			
Location	a : Throughout					
Cracking/						
-			: 15%			
Cracking/	Crumbling, Extent : Moderate	2038 e, Area A	* * ffected : 5%			
		lrea Affe	cted : 10%			
Cracking/		2038 ea Affect	* * ed : 5%			
	Current Repair	Futur	e Replacement	Μ	aintenance	
% of	Fail Date Estimated Cost	Year	<b>Estimated</b> Cost	<i>.</i> .		
Total	(Years)	FY	250000000000	Cycle (Yrs)	Estimated Cost	Priori
Total	(Years)	FY	250000000000000000000000000000000000000		Estimated Cost	Priori
100% Other Obs Location	ervation, Extent : Light, Area a : Electrical Room	2029 Affected	\$8,900 2 : 100%	(Yrs)	\$200	Priorit
100% Other Obs Location	ervation, Extent : Light, Area	2029 Affected	\$8,900 2 : 100%	(Yrs)	\$200	Priorit
100% Other Obs Location Explana	rervation, Extent : Light, Area : Electrical Room tion : One 3,000 Ampere Main	2029 Affected n Discon	\$8,900 1 : 100% nect Switch. Room	(Yrs) 5 Is Poorl	\$200 y Illuminated.	Priorit
100% Other Obs Location	rervation, Extent : Light, Area : Electrical Room tion : One 3,000 Ampere Main	2029 Affected	\$8,900 2 : 100%	(Yrs)	\$200	Priorit
100% Other Obs Location Explana	rervation, Extent : Light, Area : Electrical Room tion : One 3,000 Ampere Main	2029 Affected n Discon	\$8,900 1 : 100% nect Switch. Room	(Yrs) 5 Is Poorl	\$200 y Illuminated.	Priorit
100% Other Obs Location Explana 100%	eervation, Extent : Light, Area	2029 Affected n Discon 2029	\$8,900 1 : 100% nect Switch. Room \$104,300	(Yrs) 5 <u>Is Poort</u> 5	\$200 y Illuminated.	Priori
100% Other Obs Location Explana 100% 95%	eervation, Extent : Light, Area	2029 Affected n Discon 2029 2039	\$8,900 *: 100% <u>nect Switch. Room</u> \$104,300 * *	(Yrs) 5 <u>Is Poorl</u> 5 1	\$200 y Illuminated. \$200	Priorit
100% Other Obs Location Explana 100% 95%	rervation, Extent : Light, Area : Electrical Room tion : One 3,000 Ampere Main	2029 Affected n Discon 2029 2039	\$8,900 *: 100% <u>nect Switch. Room</u> \$104,300 * *	(Yrs) 5 <u>Is Poorl</u> 5 1	\$200 y Illuminated.	Priorit
100% Other Obs Location Explana 100% 95% 5% 5% 85%	rervation, Extent : Light, Area : Electrical Room tion : One 3,000 Ampere Main	2029 Affected n Discon. 2029 2039 2049	\$8,900 : 100% mect Switch. Room \$104,300 ** ** \$2,400 **	(Yrs) 5 <u>Is Poorl</u> 5 1 1 5 5	\$200 y Illuminated. \$200	Priorit
100% Other Obs Location Explana 100% 95% 5%	rervation, Extent : Light, Area : Electrical Room tion : One 3,000 Ampere Main	2029 Affected n Disconi 2029 2039 2049 2028	\$8,900 ": 100% nect Switch. Room \$104,300 ** ** \$2,400	(Yrs) 5 <u>Is Poorl</u> 5 1 1 5	\$200 y Illuminated. \$200 \$100	Priorit
100% Other Obs Location Explana 100% 95% 5% 5% 85% 10%	rervation, Extent : Light, Area : Electrical Room tion : One 3,000 Ampere Main	2029 Affected n Discon. 2029 2039 2049 2028 2037 2051	\$8,900 : 100% nect Switch. Room \$104,300 ** ** \$2,400 ** **	(Yrs) 5 <u>Is Poorl</u> 5 1 1 5 5	\$200 <u>v Illuminated.</u> \$200 \$100 \$1,000	Priorit
100% Other Obs Location Explana 100% 95% 5% 5% 85% 10%	rervation, Extent : Light, Area : Electrical Room tion : One 3,000 Ampere Main	2029 Affected n Discon. 2029 2039 2049 2028 2037 2051 2039	\$8,900 1: 100% nect Switch. Room \$104,300 ** ** \$2,400 ** ** **	(Yrs) 5 5 5 1 1 5 5 5 1 1	\$200 <u>v Illuminated.</u> \$200 \$100 \$1,000	Priorit
100% Other Obs Location Explana 100% 95% 5% 5% 85% 10%	rervation, Extent : Light, Area : Electrical Room tion : One 3,000 Ampere Main	2029 Affected n Discon. 2029 2039 2049 2028 2037 2051	\$8,900 : 100% nect Switch. Room \$104,300 ** ** \$2,400 ** **	(Yrs) 5 5 5 1 1 5 5 5 5	\$200 <u>v Illuminated.</u> \$200 \$100 \$1,000	Priorit
	Total 100% Cracking/ Location 100% Cracking/Su Location Sinking/Su Location Sinking/Su Location Sinking/Su Location 100% Cracking/ Location	% of Fail Date Estimated Cost Total (Years)         100%         Cracking/Crumbling, Extent : Light, Are Location : Throughout         100%         Cracking/Crumbling, Extent : Light, Are Location : Throughout         Sinking/Subsiding, Extent : Light, Area Location : Throughout, Perimeter Of D         100%       0-2         \$\sum 100%         Cracking/Crumbling, Extent : Light, Area Location : Throughout, Perimeter Of D         \$\sum 200%         Cracking/Crumbling, Extent : Moderate Location : Throughout         \$\sum 200%         \$\sum 200%         Cracking/Crumbling, Extent : Light, Area Location : Throughout, At Dry Wells         \$\sum 200%         Cracking/Crumbling, Extent : Light, Area Location : Throughout, At Dry Wells         \$\sum 200%         Cracking/Crumbling, Extent : Light, Area Location : Throughout	% of Total       Fail Date (Years)       Estimated Cost FY         100%       2042         Cracking/Crumbling, Extent : Light, Area Affected Location : Throughout       2042         100%       2042         Cracking/Crumbling, Extent : Light, Area Affected Location : Throughout       2042         Sinking/Subsiding, Extent : Light, Area Affected Location : Throughout, Perimeter Of Building       2038         100%       0-2       \$4,000       2038         Cracking/Crumbling, Extent : Moderate, Area Affected Location : Throughout       Sinking/Subsiding, Extent : Moderate, Area Affected Location : Throughout         100%       0-2       \$4,000       2038         Cracking/Crumbling, Extent : Moderate, Area Affected Location : Throughout, At Dry Wells       2038         100%       2038       2038         Cracking/Crumbling, Extent : Light, Area Affected Location : Throughout, At Dry Wells       2038         100%       2038       2038         Cracking/Crumbling, Extent : Light, Area Affected Location : Throughout       2038	% of Fail Date Estimated Cost Total (Years)Year Estimated Cost FY100%2042**100%2042**Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout2042**100%2042**Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout**Sinking/Subsiding, Extent : Light, Area Affected : 15% Location : Throughout, Perimeter Of Building**100%0-2\$4,0002038**Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Throughout****Sinking/Subsiding, Extent : Moderate, Area Affected : 10% Location : Throughout, At Dry Wells**100%2038**100%2038**Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout, At Dry Wells**100%2038**Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout**	% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost (Yrs)100%2042**100%2042**Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout2042**100%2042**100%2042**Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout5% Location : ThroughoutSinking/Subsiding, Extent : Light, Area Affected : 15% Location : Throughout, Perimeter Of Building**100%0-2\$4,0002038**Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 10% Location : Throughout, At Dry Wells**100%2038**Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout, At Dry Wells**100%2038**Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout**	% of Fail Date Estimated Cost Total (Years)Year Estimated Cost FYCycle Estimated Cost (Yrs)100%2042**100%2042**Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout2042**100%2042**100%2042**100%2042**Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : ThroughoutSinking/Subsiding, Extent : Light, Area Affected : 15% Location : Throughout, Perimeter Of Building100%0-2\$4,0002038**Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout, At Dry Wells**100%2038**

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.

SAMARITAN FORBELL

#### Asset # : 3016

Electrical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
round								
Grounding Devices								
Not Accessible	100%							
ighting								
Interior Lighting								
Fluorescent	58%			2029	\$437,700	10	\$22,900	
			nt : Light, Area	Affected	: 100%			
		: Throughout	-					
	Explanati	on : T-12 Lan	ıps					
Fluorescent	40%			2034	* *	10	\$15,800	
			nt : Light, Area	Affected	: 100%			
		: Throughout	-					
	Explanati	ion : T-8 Lamp	DS					
Fluorescent	2%			2034	* *	10	\$800	
	·			ght, 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	
larm								
Security System								
No Component	70%			0000			<b>#</b> 4 0 0 0	
Generic	30%			2029	\$41,700	1	\$4,800	
Fire/Smoke Detection	1000	3.7	<b></b>	0000	-11-		<b>***</b>	
Generic, Digital	100%		\$475,500	2039	* *	1-3	\$24,100	
	U	0	Light, Area Aff	ected : 1	00%			
	Location	: Throughout	i ne Builaing.					

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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			

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

### SAMARITAN FORBELL

#### Asset # : 3016

Mechanical	Current Repair Future Replacement			nent Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Distribution				-		
Ductwork/Diffusers	100%	LIFE	* *	2	\$55,900	
/entilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$24,000	
Exhaust Fans	10070			23	φ24,000	
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 : L Location : Basement	ight, Area Affected	: 50%			
		on Waton Hostons				
	Explanation : Two 120 Gall		¢10.000	4	¢200	
Electric	50% Other Observation, Extent : L	2022	\$18,900	4	\$200	
	Location : Basement	igni, Area Ajjeciea	. 5070			
	Explanation : Two 120 Gall	on Water Heaters				
Sanitary Piping	2					
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 : L		: 100%			
	Location : Roughly 5 Years	Old In Basement				
Backflow Preventer	500/					
No Component	50%	2020	¢5,500	1	¢1 200	
Generic	50% Other Observation, Extent : L	2029	\$5,500	1	\$1,300	
	Location : Basement	igni, Area Ajjeciea	. 50%			
	Explanation : On Spinkler S	amica				
Fixtures	Explanation : On Spinkler S	ervice				
Generic	100%					
Fire Suppression	20070					
Sprinkler						
Generic	100%	2039	* *	1-2	\$12,000	
Chemical System						
No Component	95%					
Generic	5%	2024	\$1,400	1-3	\$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.

#### **DEPT. OF HOMELESS SERVICES - FY 2021** Print Date: 08-Sep-2020

Asset Name	: SCCW CENTRAL								
Address	: 350 LAFAYETTE STREET @ BOND	50 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



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

### SCCW CENTRAL

#### Asset # : 4443

chitecture	Current Repair Future Replacement					Μ		
stem Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls Cast Stone/Terra Cotta		pair Evident, I	Extent : Light, A And Througho		* * sted : 25%	5	\$8,500	
Masonry: Brick			Extent : Light, 2	LIFE Area Affec	* * ted : 25%	5	\$19,600	
Masonry: Granite	Joint Mor Location Other Obs Location	ı : At Building	Base nt : Moderate, Base		* * Affected : 25% cted : 100%	5	\$800	
Windows	1		0					
Aluminum	100%			2047	* *	5	\$5,000	
Parapets Masonry: Brick			Extent : Light, A	LIFE Area Affec	* * ted : 25%	5	\$6,000	
	Location Explana	t : Interior Fac tion : Stucco C	On Brick					
Metal Rail	Corrosion Location Deformed Location	n : Over Fourth /Dented, Exter n : Ladder Fro	nt : Moderate, A m Third To Foi	Irea Affec urth Floor	ted : 20% Roofs	5	\$11,600	
			xtent : Modera m Third To Foi					
Metal: Cage/Fence			\$18,900 nt : Moderate, . Floor Roof	2030 Area Affe	\$63,000 cted : 25%	5	\$8,800	
Pre-Cast Concrete			Extent : Light,	LIFE Area Affe	* * ected : 100%	5	\$3,400	
Roof								
Modified Bitumen	-		t : Moderate, A h Floor	2025 rea Affect	\$62,400 ed : 20%	10	\$4,000	
Panel/Paver: Cer/Brk	Drains In	Now ad/Misposn, E. a : Over Third	\$11,600 xtent : Moderat Floor	2035 e, Area A	* * ffected : 25%			
			nt : Moderate, . Floor Dormitor		cted : 10%			
Skylight, Metal/Glass	5%			2045	* *	10	\$1,500	

*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.

SCCW CENTRAL

### Asset # : 4443

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
bystem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	FIOII
Туре		()				()		
iterior								
Floors	100/			LIPP	* *	-	¢5.400	
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	250/			2024	* *	5	¢15 500	
Ceramic Tile	25%			2034	* *	5	\$15,500	
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,200 \$2,700	
Gypsum Board	10%			LIFE	* *	5	\$3,700	
Marble Panels Plaster	5% 55%			LIFE LIFE	* *	5	¢10.200	
	33%			LIFE		5	\$10,200	
Ceilings AcousTileSusp.Lay-In	80%			2038	* *	5	\$17,900	
Acous TheSusp.Lay-III		etration Fr	tent : Moderate, A			5	\$17,900	
			or Dormitories	пей Ајје	cieu . 1070			
		. 1111/01/10	or Dormitories	LIPP	* *	~	¢ <b>2</b> 000	
Plaster	20%			LIFE		5	\$2,800	
lectrical		Current R	enair	Futur	e Replacement	м	aintenance	
bystem	0/							<b>D</b>
Component	% of Total	Fail Date (Years)	Estimated Cost		Estimated Cost	-	<b>Estimated Cost</b>	Priori
				FY		(Yrs)		
	Total	(Tears)		FY		(Yrs)		
	100%	(Tears)		FY 2035	* *	(Yrs)	\$100	
nder 600 Volts Service Equipment	100%		tent : Moderate, 2	2035			\$100	
nder 600 Volts Service Equipment	100% Other Obs			2035			\$100	
nder 600 Volts Service Equipment	100% Other Obs Location	ervation, Es : Electrica		2035 Area Affe	ected : 100%		\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	100% Other Obs Location Explanat	ervation, Es : Electrica	Room	2035 Area Affe ted At 80	ected : 100%			
nder 600 Volts Service Equipment Fused Disc Sw	100% Other Obs Location	ervation, Es : Electrica	Room	2035 Area Affe	ected : 100%		\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	100% Other Obs Location Explanat 100%	ervation, Es : Electrica	Room	2035 Area Affe ted At 80	ected : 100% 10 Amperes	5		
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit	100% Other Obs Location Explanat	ervation, Es : Electrica	Room	2035 Area Affe ted At 80	ected : 100% 10 Amperes	5		
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	100% Other Obs Location Explanat 100%	ervation, Es : Electrica	Room	2035 Area Affe ted At 80 2035 2035	ected : 100% 00 Amperes * *	5	\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw	100% Other Obs Location Explanat 100% 100%	ervation, Es : Electrica	Room	2035 Area Affe ted At 80 2035 2035 2033	ected : 100% 00 Amperes ** ** **	5 5 1 5	\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	100% Other Obs Location Explanat 100%	ervation, Es : Electrica	Room	2035 Area Affe ted At 80 2035 2035	ected : 100% 00 Amperes ** **	5	\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring	100% Other Obs Location Explanat 100% 100% 20% 80%	ervation, Es : Electrica	Room	2035 Area Affe 2035 2035 2033 2033	ected : 100% 00 Amperes ** ** **	5 5 1 5	\$100	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic	100% Other Obs Location Explanat 100% 100%	ervation, Es : Electrica	Room	2035 Area Affe ted At 80 2035 2035 2033	ected : 100% 00 Amperes ** ** **	5 5 1 5	\$100	
inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers	100% Other Obs Location Explanat 100% 20% 80% 100%	ervation, Es : Electrica	Room	2035 Area Affe 2035 2035 2033 2033 2033	ected : 100% 00 Amperes ** ** ** ** **	5 5 1 5 5 1	\$100 \$100 \$400	
nder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	100% Other Obs Location Explanat 100% 100% 20% 80%	ervation, Es : Electrica	Room	2035 Area Affe 2035 2035 2033 2033	ected : 100% 00 Amperes ** ** **	5 5 1 5 5	\$100	
inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round	100% Other Obs Location Explanat 100% 20% 80% 100%	ervation, Es : Electrica	Room	2035 Area Affe 2035 2035 2033 2033 2033	ected : 100% 00 Amperes ** ** ** ** **	5 5 1 5 5 1	\$100 \$100 \$400	
inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices	100% Other Obs Location Explanat 100% 20% 80% 100%	ervation, Es : Electrica	Room	2035 Area Affe 2035 2035 2033 2033 2033 2035 2030	ected : 100% 00 Amperes ** ** ** ** ** ** **	5 5 1 5 5 1 5 5	\$100 \$100 \$400 \$100	
inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round	100% Other Obs Location Explanat 100% 20% 80% 100% 100%	ervation, Ex : Electricat tion : Main ;	' Room Service Switch Ra	2035 Area Affe 2035 2035 2033 2033 2033 2035 2030 LIFE	ected : 100% 00 Amperes ** ** ** ** ** \$43,400 **	5 5 1 5 5 1	\$100 \$100 \$400	
inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices	100% Other Obs Location Explanat 100% 20% 80% 100% 100% 100% 0ther Obs	ervation, Es : Electricat tion : Main ;	' Room Service Switch Ra	2035 Area Affe 2035 2035 2033 2033 2033 2035 2030 LIFE	ected : 100% 00 Amperes ** ** ** ** ** \$43,400 **	5 5 1 5 5 1 5 5	\$100 \$100 \$400 \$100	
inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices	100% Other Obs Location Explanat 100% 20% 80% 100% 100% 0ther Obs Location	ervation, Ex : Electrical tion : Main : 	' Room Service Switch Ra	2035 Area Affe 2035 2035 2033 2033 2033 2035 2030 LIFE Area Affe	ected : 100% 0 Amperes ** ** ** ** \$43,400 ** ected : 100%	5 5 1 5 5 1 5 5	\$100 \$100 \$400 \$100	
inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices Generic	100% Other Obs Location Explanat 100% 20% 80% 100% 100% 0ther Obs Location	ervation, Ex : Electrical tion : Main : 	' Room Service Switch Ra	2035 Area Affe 2035 2035 2033 2033 2033 2035 2030 LIFE Area Affe	ected : 100% 0 Amperes ** ** ** ** \$43,400 ** ected : 100%	5 5 1 5 5 1 5 5	\$100 \$100 \$400 \$100	
inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices Generic	100% Other Obs Location Explanat 100% 20% 80% 100% 100% 0ther Obs Location	ervation, Ex : Electrical tion : Main : 	' Room Service Switch Ra	2035 Area Affe 2035 2035 2033 2033 2033 2035 2030 LIFE Area Affe	ected : 100% 0 Amperes ** ** ** ** \$43,400 ** ected : 100%	5 5 1 5 5 1 5 5	\$100 \$100 \$400 \$100	
inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted round Grounding Devices Generic	100% Other Obs Location Explanat 100% 20% 80% 100% 100% 0ther Obs Location	ervation, Ex : Electrical tion : Main : 	' Room Service Switch Ra	2035 Area Affe 2035 2035 2033 2033 2033 2035 2030 LIFE Area Affe	ected : 100% 0 Amperes ** ** ** ** \$43,400 ** ected : 100%	5 5 1 5 5 1 5 5	\$100 \$100 \$400 \$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.

SCCW CENTRAL

### Asset # : 4443

Electrical	Current Repair	Current Repair Future Replacement				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tand-by Power						
Generators						
Diesel	100%	2028	\$65,400	1	\$7,000	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Basement					
	Explanation : Emergency Generator I	Rated At A	156 Kilovolt-amper	re		
Batteries						
Nickel Cadmium	100%	2022	\$1,700	5	\$4,000	
Fuel Storage						
Main Tank	100%	2040	* *	5	\$500	
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location : Basement					
	Explanation : 275 Gallons Rated Cap	acity				
ighting						
Interior Lighting						
Fluorescent	2%	2025	\$6,900	10	\$300	
	Compact Fluorescent Light, Extent : M Location : Lobby	oderate, 1	Area Affected : 100	)%		
Fluorescent	98%	2025	\$336,400	10	\$16,200	
	T-8 Lamps And Fixtures, Extent : Mode Location : Throughout The Building	erate, Are	a Affected : 100%			
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	
Jarm						
Security System						
No Component	70%					
Generic	30%	2025	\$19,000	1	\$2,000	
	Other Observation, Extent : Light, Area	Affected	! : <i>100%</i>			
	Location : Outside, Hallways And Ro	of				
	Explanation : CCTV Surveillance Can	neras				
Fire/Smoke Detection						
Generic, Digital	100%	2025	\$216,300	1-3	\$11,400	
2	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Throughout The Building					
	Explanation : Strobe Lights, Manual	Pull Stati	on. Alarm Bells. Sr	noke Det	ectors And Horns	

Mechanical	Current Repa	ir Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source						
Fuel Oil No 2	100%	2035	* *	5	\$5,600	

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

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

SCCW CENTRAL

### Asset # : 4443

Mechanical		Current Repair Future Replacement Mainte					
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating							
<b>Conversion Equipment</b>							
Steam Boiler	100%		2030	\$126,600	1	\$17,800	
		servation, Extent : Light, Area	Affected	: 100%			
		n : Basement Boiler Room					
	Explana	tion : 1 Unit					
Distribution							
Central Plant Steam	100%		2035	* *	4	\$1,300	
Piping/Pmp							
Terminal Devices							
Convector/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	
		stallation, Extent : Light, Area					
		n : Boiler Room					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		D		-		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070				*		
Non-Submersible	100%		2022	\$3,000	4	\$600	
Backflow Preventer	10070		2022	ψ3,000	F	φ000	
Generic	100%		2033	* *	1	\$1,100	
Fixtures	100/0		2033		1	φ1,100	
Generic	100%						
	10070						
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
Geared Traction							
		servation, Extent : Light, Area 1 : Basement To 4th Floor	Ајјестеа	. 100%			
	Explana	tion : 1 Unit					

#### Fire Suppression

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

## SCCW CENTRAL Asset # : 4443

Mechanical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estir FY	nated 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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<sup>\*\*</sup> 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	: SENECA	AVENUE HOUSES / EDI	DIE FERNANDEZ HO	USES	
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		<b>Project Type</b>	: HOMELESS SERVI	CES
Date of Survey	: 06-Dec-201	17	Landmark Status	: NONE	
Areas Surveyed	: Basement.	Roof, Floors 1,4			
Block	: 2761	Lot : 43	BIN	: 2006338	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$1,180,300		\$94,300
Interior Architect	ure		\$514,400		\$594,500
Electrical			\$1,931,800		\$1,411,400
Mechanical			\$824,200		
Total			\$4,450,700		\$2,100,200
Importance Code	А		\$1,497,500		\$94,300
Importance Code	В		\$2,953,200		\$1,912,200
Importance Code	С				\$93,700
Total			\$4,450,700		\$2,100,200
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$11,300		\$12,900	
Interior Architect	ure	\$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/Escalat	ors	\$4,900	\$4,900	\$4,900	\$4,900
Total		\$59,900	\$21,200	\$52,900	\$18,100
Importance Code	А	\$11,800	\$3,900	\$16,900	\$3,900
Importance Code	В	\$37,500	\$17,400	\$36,000	\$14,300
Importance Code	С	\$10,700			
Total		\$59,900	\$21,200	\$52,900	\$18,100



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.

#### Asset # : 2595

Architecture	Current Repair Future Replacement				М		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls							
Masonry: Brick	45% Now Corrosion/Rusting, Ex Location : Metal Fin Cracking/Crumbling, Location : Storage V Graffiti, Extent : Ligh Location : East Side	e Escapes Extent : Moderate Vall At Main Entra t, Area Affected : 2	, Area Aj ance		5	\$40,900	
	Joint Mortar Miss/Ere		ate, Arec	n Affected : 10%			
	Location : Through						
	Water Penetration, Ex	0	00	: 10%			
	Location : B And C	Line At East Faca					
Masonry: Limestone	3%		LIFE	* *	5	\$2,000	
Metal Panel	5%	¢122.200	2049	* *	5-10	\$31,300	
Stucco Cement	47% Now Broken/Missing Elema Location : Through	out North Side		ea Affected : 5%	5	\$53,400	
	Cracking/Crumbling, Location : Through						
	Staining/Discoloring, Location : Window S	Sill					
	Water Penetration, Ex Location : North Sid	e Throughout					
	Other Observation, E: Location : North Sid		4rea Affe	cted : 15%			
	Explanation : Rustir	ng Fire Escapes					
Windows					_		
Aluminum	94% Now Air Infiltration, Exten Location : Throughd		2037 1 Affected	**	5	\$13,200	1
	Broken/Missing Elema Location : Through	ents, Extent : Seve	re, Area	Affected : 20%			
	Ctrwt/Balnc Not Func Location : Through	t, Extent : Severe,	Area Aff	ected : 60%			
	Caulking Deteriorated Location : Through		ite, Area	Affected : 25%			
Metal Clad	5% Now Corrosion/Rusting, Es	\$77,700 ctent : Moderate, A	2054 Area Affe	* * cted : 20%	5	\$4,400	
	Location : Stairs Glazing Broken/Craci Location : Stairs	ked, Extent : Mode	erate, Are	a Affected : 15%			
	Thermally Inefficient, Location : Stairs	Extent : Moderate	e, Area Aj	ffected : 50%			
Metal Louvers	1% 4+ Deformed/Dented, Ex Location : North Sia		2044 Affected :	* *			

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

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

Asset # : 2595

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior				-				
Parapets						_		
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$2,900	
Masonry: Brick	40%			LIFE	* *	5	\$3,000	
Metal Panel	30%			2049	* *	5	\$8,700 \$4,800	
Stucco Cement	25%			2042		5	\$4,800	
Roof Modified Bitumen	Blisters, E. Location Miss/Dama Location Patching E Location Seams Ope	: Through aged Flash : Through Evident, Ex : Through	ings, Extent : Mod out tent : Moderate, Ai out tent : Moderate, A	erate, Ar ea Affec	ea Affected : 15% ted : 25%	i		
Skylight, Metal/Glass	3%			2049	* *	10	\$4,300	
nterior	• • •						+ .,	
Floors								
Cast in Place Concrete		ing, Extent : Through	: Light, Area Affec out	LIFE cted : 209	* *	5	\$13,200	
Ceramic Tile	Cracking/O Location Joint Mort Location Worn/Eroo	:1st And 2 ar Miss/Er :Through	: Moderate, Area	out ate, Arec	n Affected : 5%	5	\$6,000	
Vinyl Tile	Location Loose/Dele	: Through am Surface	, Extent : Moderat			3	\$13,600	
	Worn/Eroc Location	: Through	: Moderate, Area	Affected	: 15%			
Wood	Deteriorat Location Dry Rot/D Location Misaligned Location Split/Crace Location	: At Apart ecay, Exter : Through l/Bulging, . : Through ked, Extent : At Apart	nt : Moderate, Area out Apartments. Extent : Moderate, out Apartments. : Moderate, Area	a Affected Area Aff Affected	1 : 5% fected : 10% : 25%	5	\$62,100	

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

#### Asset # : 2595

Architecture		Current I	Repair	Futur	e Replaceme	ent			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated (	Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•								
Interior Walls									
Concrete Masonry Unit	10%			LIFE		* *	5	\$11,400	
Gypsum Board	55% Basant Ba	n aiu Enidor	t Eutout Light	LIFE	atad , 100/	* *	5	\$93,700	
		c: Through	nt, Extent : Light, A	irea Ajje	ciea : 10%				
		-	xtent : Moderate, 2	Area Affe	ected : 10%				
			nts 5b And 5c						
Masonry: Brick	5%			LIFE		* *			
Plaster	30%			LIFE		* *	5	\$25,600	
Ceilings									
Exposed Struc: Steel	5%			LIFE		* *			
Gypsum Board		Now	\$47,800	LIFE	1 50/	* *	5	\$110,600	
		pair Evider : Through	nt, Extent : Light, A	lrea Affe	cted : 5%				
		-	oui [xtent : Moderate, 2	Area Affa	octed · 5%				
		: Through		ireu Ajje	<i>cieu</i> . <i>J</i> /0				
Plaster	20%			LIFE		* *	5	\$14,700	
Site Enclosure	2070			LIIL			5	<i>\$</i> 11,700	
Fence/Gates									
Iron Picket	100%		\$10,700	2064		* *			
		-	xtent : Moderate, 2	Area Affe	ected : 10%				
		: Through		1400 16	Factor 500/				
		: Through	Extent : Moderate, out	Area Ajj	<i>eciea : 50%</i>				
Retaining Walls	Location	· Intough	0111						
Cast in Place Concrete	100%			2064		* *			
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	~		2042		* *			
	-	-	Extent : Light, Ard	ea Affect	ed : 5%				
O. C'4 W 11-	Location	: Through	out						
On-Site Walkways Cast in Place Concrete	100%			2042		* *			
Cast III I lace Concrete		Crumbling	Extent : Light, Are		ed · 5%				
		: Through							
Activity Yard									
Cast in Place Concrete	50%			2042		* *			
			Extent : Light, Are	ea Affect	ed : 5%				
		: Through		1.00	50 /				
			xtent : Light, Area . out	Affected	: 5%				
		: Through	ομι	2024		* *			
Rubber Matting	50%			2034		-1· 7			

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

#### Asset # : 2595

Electrical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment Fused Disc Sw	Location	: Electrica				5	\$300	
<u></u>	Explanat	ion : Main	Service Switch Ra	<i>ted At 2,</i> (	000 Amperes			
Switchgear / Switchboard Fused Disc Sw	100%			2029	\$130,400	5	\$300	
Raceway Conduit	100%			2029	\$105,700	1		
Panelboards Molded Case Bkrs	Location	ervation, E : Through	\$71,800 Extent : Light, Area out Building. lboards Are Overlo			5 Trip Bec	\$1,000 cause There Are	
<u> </u>	Too Man	y Loads C	onnected To Circu	its.		Î		
Wiring Thermoplastic	100%			2029	\$164,200	1		
Motor Controllers Locally Mounted	100%			2027	\$159,700	5	\$500	
Grounding Devices Not Accessible	Location	: Basemer	Extent : Light, Area ht red With Insulation		: 100%			
ighting	1							
Interior Lighting Fluorescent			\$410,400 tures, Extent : Mod	2039 erate, Ar	* * ea Affected : 100%	ź		
Fluorescent			rres, Extent : Light, rs, Staircases.	2029 Area Aff	\$684,000 fected : 100%	10	\$35,700	
Incandescent			\$273,600 ktent : Light, Area out Building.	2039 Affected .	* * • 100%	2	\$300	
Egress Lighting Emergency, Battery Exit, Service	50% 50%			2029 2029	\$56,100 \$13,900	10 1	\$9,400	
Exterior Lighting HID			\$314,300 ktent : Light, Area . out Building Exter		* *			

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.

#### Asset # : 2595

			ASSel # . 2	555				
Electrical		Current	Repair	Future	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
larm								
Security System								
No Component	70%			2020	<b>*755</b> 00		<b>#0.700</b>	
Generic	30%			2029	\$75,500	1	\$8,700	
			Extent : Light, Area Hallways.	Affected	: 100%			
			V Surveillance Can	ieras				
Fire/Smoke Detection	Enpruna		, sui ventanee ean	iei us				
Generic, Analog	Location	servation, 1 1 : Through	\$861,800 Extent : Light, Area wout The Building. Solete System, Inaded			1-3	\$43,700	
lechanical	Шлртини	Current			Replacement	М	aintenance	
vstem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priori
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 1 101 1
Туре		· · ·				. ,		
eating								
Energy Source Natural Gas	100%			2049	* *	1		
Conversion Equipment	10070			2047		1		
Hot Water Boiler	88%	2-4	\$317,200	2049	* *	1	\$30,500	
	Corroded	Extent : S	evere, Area Affecte	d : 10%			-	
		ı : Boiler K						
		ded Life, E: 1 : Boiler R	xtent : Severe, Area Poom	Affected	: 50%			
			Extent : Light, Area	Affected	: 100%			
			nt Boiler Room	55				
	Explana	tion : 2 Un	its					
Hot Water Boiler	12%			2042	* *	1	\$4,600	
Distribution		a .		<b>a</b> a <del>a</del> i		,	<b>**</b> • • • •	
Hot Wtr Piping/Pump	100%		\$121,500	2054	* *	4	\$3,800	
		ent, Extent 1 : Boiler K	: Severe, Area Affe 200m	ectea : 10	0%			
			xtent : Severe, Area	Affected	· 100%			
		1 : Boiler R		njjecieu	. 10070			
Terminal Devices								
Convector/Radiator	100%	2-4	\$208,600	2042	* *	1	\$22,700	
			evere, Area Affecte	d : 50%				
	Location	ı : Through	iout					
ir Conditioning								
Energy Source	1000/			2027	* *	1		
Electricity	100%			2037	· · ·	1		
Conversion Equipment Window/Wall Unit	10%			2024	\$16,200	1		
No Component	90%			2027	ψ10 <b>,</b> 200	1		
entilation	2070							

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.

Asset # : 2595

Mechanical	Current Repair	Eutur	e Replacement	м	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)		Estimated Cost		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, Location : Boiler Room Explanation : 900 Gallon Storag					
Sanitary Piping		-				
Cast Iron	90%	LIFE	* *	1		
Cast Iron	10% Now \$5,7	700 LIFE	* *	1		
	Corroded, Extent : Severe, Area A Location : Throughout Other Observation, Extent : Sever Location : Throughout Explanation : Clear Corrosion A Spaces	e, Area Affecte		Litchens 2	And Mechanical	
Storm Drain Piping	Spaces					
Cast Iron	100%	LIFE	* *	1		
Fixtures	-					
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	10%	LIFE	* *			
·	Other Observation, Extent : Light, Location : Basement To Ground Explanation : 1 Freight		: 10%			
No Common ant	90%					
No Component	90%0					
Fire Suppression Sprinkler						
No Component	95%				<b>.</b>	
Generic	5%	2039	* *	1-2	\$1,100	

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

### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

: SIROVICH CENTER / BASEMENT,	4, 5, 6, 7 AND ROOF	7
: 331 EAST 12TH STREET		
: MANHATTAN	Agency's Number	: N/A
: DHS0095.000 / 14740	Yr Built/Renovated	: 1927 /
: 28,659	Project Type	: HOMELESS SERVICES
: 07-Mar-2018	Landmark Status	: NONE
: Basement, Sub Basement, Roof, Floors	4,5,6,7	
: 454 Lot : 52	BIN	: 1006502
	<ul> <li>331 EAST 12TH STREET</li> <li>MANHATTAN</li> <li>DHS0095.000 / 14740</li> <li>28,659</li> <li>07-Mar-2018</li> <li>Basement, Sub Basement, Roof, Floors</li> </ul>	: MANHATTANAgency's Number: DHS0095.000 / 14740Yr Built/Renovated: 28,659Project Type: 07-Mar-2018Landmark Status: Basement, Sub Basement, Roof, Floors 4,5,6,7

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



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

# DEPT. OF HOMELESS SERVICES - 071 SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF

Asset # : 14740

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	25%			2029	\$27,600	10	\$3,200	
Membrane								
Modified Bitumen	75%			2029	\$140,800	10	\$9,700	
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,300	
Ceramic Tile	5%			2038	* *	5	\$2,100	
Vinyl Tile	70%		\$270,600	2039	* *	3	\$11,200	
			: Moderate, Area	Affected	: 10%			
	Location	: Auditori	um					
Wood	15%	4+	\$22,500	2044	* *	5	\$6,000	
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Auditori	ит					
Interior Walls								
Cast in Place Concrete	5%	Now	\$23,300	LIFE	* *			
	-	-	Extent : Moderate	-				
	Location	: Retainin	g Wall In Boiler Re	oom, Sub	-basement			
			xtent : Moderate, 2					
	Location	: Retainin	g Wall In Boiler Re	oom, Sub	-basement			
Ceramic Tile	5%			2038	* *	5	\$3,400	
Plaster	90%	4+	\$26,600	LIFE	* *	5	\$18,600	
	Cracking/	Crumbling,	Extent : Moderate	e, Area A	ffected : 10%			
	Location	: Auditori	um Backstage					
Ceilings								
AcousTileSusp.Lay-In	45%			2034	* *	5	\$19,200	
Exposed Concrete		Now	\$14,600	LIFE	* *	5	\$300	
1	Cracking/	Crumbling,	Extent : Moderate	e, Area A	ffected : 20%			
			oom, Sub-basemen					
	Exposed <b>F</b>	Reinforceme	ent, Extent : Moder	ate, Area	a Affected : 20%			
			oom, Sub-basemen					
	Water Per	etration, E	xtent : Moderate, 2	4rea Affe	cted : 20%			
		: Boiler R		00				
Plaster	50%			LIFE	* *	5	\$13,300	
1 103001			Extent : Moderate		ffected · 10%	5	φ15,500	
	-	: Auditori		., т. си А	<i>uccica</i> . 10/0			

#### Site Pavements

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

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# **DEPT. OF HOMELESS SERVICES - 071** SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF

Asset # : 14740

A			ASSEL # . 14					
Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lite Pavements								
Public Sidewalk	1000/			2024	* *			
Cast in Place Concrete On-Site Walkways	100%			2034	* *			
Masonry: Granite	100%			LIFE	* *			
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment	1000/			2020	* *	~	¢100	
Fused Disc Sw	100% Other Ob	arvation F	Extent : Light, Area	2039		5	\$100	
		i : Electrica	-	луестей	. 10070			
			2,500 Ampere Mair	ı Discon	nect Switch			
Switchgear / Switchboard	1							
Fused Disc Sw	60%			2039	* *	5	\$100	
Fused Knife Sw	40%		\$31,300	2059	* *	5		
		led Life, Ex 1 : Electrico	tent : Light, Area A Il Room	Iffected :	• 100%			
Raceway	000/			2020	* *	1		
Conduit Conduit	80% 20%			2039 2029		1		
Panelboards	20%			2029	\$7,500	1		
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	10070					5	\$100	
Interior Lighting								
Fluorescent	30%			2034	* *	10	\$7,900	
	-	Fluorescent 1 : Hallway	t Light, Extent : Lig s	ght, Area	Affected : 100%			
Fluorescent	40%			2029	\$201,200	10	\$10,500	
	-	ps And Fixt 1 : Apartme	ures, Extent : Ligh nt Rooms	t, Area A				
Fluorescent	30%	-		2034	* *	10	\$7,900	
	T-8 Lamp.	s And Fixtu	res, Extent : Light, out The Building		fected : 100%	- •	<i></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.

## DEPT. OF HOMELESS SERVICES - 071 SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF

Asset # : 14740

	Current R	epair	Futur	e Replacement	М	aintenance	
% of Total							Priority
				* *	10	\$3,500	
50%			2034	* *	1		
50%			2029	\$57,800	10		
50%			2037	* *			
				* *	1	\$3,200	
		Q	Affected	: 100%			
	-						
Explanat	ion : CCTV	Surveillance Can	ieras An	d Intrusion Alarm			
30%			2034	* *	1-3	\$5,500	
	Current R	epair	Futur	e Replacement	М	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
			2039		1	\$28,400	
Other Obs		tent : Light, Area: om			1	\$28,400	
Other Obs Location	: Boiler Ro	om			1	\$28,400	
Other Obs Location		om			1	\$28,400	
Other Obs Location Explanat	: Boiler Ro	om			4	\$28,400	
Other Obs Location Explanat 100%	: Boiler Ro ion : 2 Unit Now	om s	Affected	**			
Other Obs Location Explanat 100% Leak Evide	: Boiler Ro ion : 2 Unit Now ent, Extent :	om s \$24,300	Affected 2039 Affected :	**			
Other Obs Location Explanat 100% Leak Evide	: Boiler Ro ion : 2 Unit Now ent, Extent :	om s \$24,300 Moderate, Area A	Affected 2039 Affected :	**			
Other Obs Location Explanat 100% Leak Evide	: Boiler Ro ion : 2 Unit Now ent, Extent :	om s \$24,300 Moderate, Area A	Affected 2039 Affected :	**		\$1,400	
Other Obs Location Explanat 100% Leak Evide Location	: Boiler Ro ion : 2 Unit Now ent, Extent :	om s \$24,300 Moderate, Area A	Affected 2039 Affected : sement	* * 100%	4		
Other Obs Location Explanat 100% Leak Evide Location	: Boiler Ro ion : 2 Unit Now ent, Extent :	om s \$24,300 Moderate, Area A	Affected 2039 Affected : sement	* * 100%	4	\$1,400	
Other Obs. Location Explanat 100% Leak Evide Location 100%	: Boiler Ro ion : 2 Unit Now ent, Extent :	om s \$24,300 Moderate, Area A	Affected 2039 Affected : sement 2034	* * 100%	4	\$1,400	
Other Obs Location Explanat 100% Leak Evide Location	: Boiler Ro ion : 2 Unit Now ent, Extent :	om s \$24,300 Moderate, Area A	Affected 2039 Affected : sement	2 : 100% ** 100% **	4	\$1,400	
Other Obs Location Explanat 100% Leak Evide Location 100%	: Boiler Ro ion : 2 Unit Now ent, Extent :	om s \$24,300 Moderate, Area A	Affected 2039 Affected : sement 2034 2037	2:100% ** 100% ** **	4	\$1,400	
Other Obs Location Explanat 100% Leak Evide Location 100% 100%	: Boiler Ro ion : 2 Unit Now ent, Extent :	om s \$24,300 Moderate, Area A	Affected 2039 Affected : sement 2034	2 : 100% ** 100% **	4	\$1,400	
Other Obs Location Explanat 100% Leak Evide Location 100%	: Boiler Ro ion : 2 Unit Now ent, Extent :	om s \$24,300 Moderate, Area A	Affected 2039 Affected : sement 2034 2037	2:100% ** 100% ** **	4	\$1,400	
Other Obs Location Explanat 100% Leak Evide Location 100% 100%	: Boiler Ro ion : 2 Unit Now ent, Extent :	om s \$24,300 Moderate, Area A	Affected 2039 Affected : sement 2034 2037	2:100% ** 100% ** **	4	\$1,400	
Other Obs Location Explanat 100% Leak Evide Location 100% 100%	: Boiler Ro ion : 2 Unit Now ent, Extent :	om s \$24,300 Moderate, Area A	Affected 2039 Affected : sement 2034 2037	2:100% ** 100% ** **	4	\$1,400	
	Total           50%           50%           50%           50%           50%           50%           50%           50%           50%           50%           50%           50%           50%           50%           50%           50%           70%           30%           70%           30%           % of	% of Total       Fail Date (Years)         50%	% of Total       Fail Date (Years)       Estimated Cost (Years)         50%       50%         50%       50%         50%       50%         50%       50%         50%       50%         50%       50%         50%       50%         50%       50%         50%       50%         50%       50%         50%       50%         70%       30%         Other Observation, Extent : Light, Area Location : Hallways And Exit Doors Explanation : CCTV Surveillance Can         70%       30%         70%       30%         Interest Construct       100%	% of TotalFail Date (Years)Stimated Cost FY50%203450%203450%202950%202950%203770%203470%20340ther Observation, Extent : Light, Area Affected Location : Hallways And Exit Doors Explanation : CCTV Surveillance Cameras And 30%70%203470%203470%203470%2034100%2039	% of TotalFail Date (Years)Estimated Cost FYYear Estimated Cost FY50%2034**50%2029\$57,80050%2037**50%2037**50%2037**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**70%2034**	% of TotalFail Date (Years)Estimated Cost (Years)Year FYEstimated Cost (Yrs)Cycle (Yrs)50%2034**1050%2029\$57,8001050%2037**150%2037**150%2034**150%2037**150%2037**150%2034**150%2034**170%2034**10ther Observation, Extent : Light, Area Affected : 100% Location : Hallways And Exit Doors Explanation : CCTV Surveillance Cameras And Intrusion Alarm170%2034**1-370%2034**1-370%2034**1100%2039**1	% of TotalFail Date (Years)Estimated Cost FYCycle FYEstimated Cost (Yrs)50%2034**10\$3,50050%2034**1150%2029\$57,8001050%2037**150%2034**150%2034**150%2037**150%2034**150%2034**150%2034**170%2034**130%2034**1.370%2034**1.370%2034**1.370%2034**1.370%2034**1.470%2034**1.470%2034**1.470%2034**1.470%2034**1.470%2034**1.470%2034**1.4

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

## DEPT. OF HOMELESS SERVICES - 071 SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF

### Asset # : 14740

	Asset $\pi$ .					
Mechanical	Current Repair	Current Repair Future Replacement				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Galvanized Steel	100% 0-2 \$6,30 Corroded, Extent : Severe, Area Affe		* *	1		
	Location : Throughout					
Water Heater						
Gas Fired	100%	2027	\$17,500	2	\$400	
	Other Observation, Extent : Light, A Location : Boiler Room Explanation : 2 Units	Irea Affected .	: 100%			
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, A					
	Location : 1 Unit From Basement	To 6th Floor,	1 Unit From 1st	To 7th F	loor	
	Explanation : 2 Units					
Hydraulic	30%	LIFE	* *			
	Other Observation, Extent : Light, A	Irea 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	* *		\$5,400	

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

#### **DEPT. OF HOMELESS SERVICES - FY 2021** Print Date: 08-Sep-2020

Asset Name	: SPRINGFIELD FAMILY INN							
Address	: 146-80 GUY R. BREWER BLVD.	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

Total	\$81,500	\$16,200	\$30,300	\$27,100
Importance Code C	\$19,200			
Importance Code B	\$58,100	\$13,200	\$27,200	\$24,100
Importance Code A	\$4,300	\$3,000	\$3,100	\$3,000
Total	\$81,500	\$16,200	\$30,300	\$27,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$16,700			
Mechanical	\$33,100	\$8,300	\$24,100	\$11,000
Electrical	\$8,000	\$1,700	\$2,300	\$2,100
Interior Architecture	\$15,500	\$2,200		\$10,100
Exterior Architecture	\$4,300			
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025



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

### SPRINGFIELD FAMILY INN

#### Asset # : 2670

Architecture	Curre	ent Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls	/				_		
Masonry: Brick	95%		LIFE	* *	5	\$65,100	
Stucco Cement	5%		2042	* *	5	\$8,600	
Windows Aluminum		Extent : Light, Area Aff	2045 ected : 5(	* *	5	\$2,300	
	Location : Thro Water Penetratio Location : At St	on, Extent : Light, Area	Affected	: 1%			
Aluminum	~	v \$4,100 Extent : Moderate, Are West Clearstory, 2 Un		* * ed : 100%	5		
Parapets				ماد ماد	<b>-</b> 10	<b>#02.000</b>	
Metal: Cage/Fence	100%		2042	* *	5-10	\$83,800	
Roof	65%		2037	* *	10	\$57,100	
Built-Up (BUR) Metal Panel	35%		2037	* *	10	\$57,100 \$56,400	
Metal Pallel		Elements, Extent : Ligh			10	\$30,400	
	-	tral Building On Brewe					
	Location : Thre	ng, Extent : Light, Area nughout	Ајјестеа	: 20%			
Soffits	Location . Thie	ngnoui					
Cast in Place Concrete	100%		LIFE	* *	5	\$800	
terior	10070		Dir D		U	0000	
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$9,800	
Ceramic Tile	5%		2038	* *	5	\$4,500	
Vinyl Tile	90%		2034	* *	3	\$40,400	
5		ling, Extent : Moderate oughout		ffected : 1%	-	• • • • • • •	
Interior Walls							
Ceramic Tile	10%		2032	* *	5	\$10,700	
Concrete Masonry Unit	13%		LIFE	* *	5	\$5,600	
Gypsum Board	77%		LIFE	* *	5	\$49,500	
		on, Extent : Light, Area oughout Rooms 208-21		: 1%			
Ceilings			<b>.</b>		_	<b>.</b> -	
Exposed Concrete	5%		LIFE	* *	5	\$700	
Gypsum Board	75%		LIFE	* *	5	\$84,100	
Plaster	20%		LIFE	* *	5	\$11,200	
te Enclosure							
Fence/Gates	050/		20.40	* *			
Chain Link	95%		2049	* *			
Iron Picket	5% Comparing/Bustin	- Entont - It-1 /	2064				
	Location : Thre	ng, Extent : Light, Area Dughout	Ajjected	: 23%0			

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

### SPRINGFIELD FAMILY INN

Asset # : 2670

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Type								
Site Enclosure Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$2,900	2042	* *			
	0	i/Bulging, : Brewer I	Extent : Light, Area Roulevard	a Affecte	d : 1%			
On-Site Walkways	Locuiton	. Drewer I	Jourevara					
Cast in Place Concrete	100%	0-2	\$13,800	2042	* *			
			Extent : Moderate,		fected : 15%			
	-		out At Joints					
Activity Yard								
Cast in Place Concrete		Now	\$39,600	2049	* *			
			Extent : Moderate,	Area Afj	fected : 100%			
		: West Of	The Building					
Cast in Place Concrete	60%			2042	* *			
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment								
Service Equipment Fused Disc Sw	100%			2039	* *	5	\$300	
		ervation, E	Extent : Light, Area			5	\$300	
	Other Obs	ervation, E : Electricc				5	\$300	
Fused Disc Sw	Other Obs Location	: Electrico		Affected	: 100%	5	\$300	
Fused Disc Sw Switchgear / Switchboard	Other Obs Location Explanat	: Electrico	al Room	Affected Disconn	: 100% ect Switches			
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	Other Obs Location	: Electrico	al Room	Affected	: 100%	5	\$300 \$300	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	Other Obs Location Explanat 100%	: Electrico	al Room	Affected Disconn 2039	: 100% ect Switches * *	5		
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit	Other Obs Location Explanat	: Electrico	al Room	Affected Disconn	: 100% ect Switches			
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards	Other Obs Location Explanat 100%	: Electrico	al Room	Affected Disconn 2039 2039	: 100% ect Switches * *	5	\$300	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw	Other Obs Location Explanat 100% 100%	: Electrico	al Room	Affected <u>Disconn</u> 2039 2039 2037	2 : 100% ect Switches ** **	5	\$300	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Other Obs Location Explanat 100%	: Electrico	al Room	Affected Disconn 2039 2039	2 : 100% ect Switches ** ** **	5 1 5	\$300	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw	Other Obs Location Explanat 100% 100%	: Electrico	al Room	Affected <u>Disconn</u> 2039 2039 2037	2 : 100% ect Switches ** ** **	5 1 5	\$300	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring	Other Obs Location Explanat 100% 100% 5% 95%	: Electrico	al Room	Affected Disconn 2039 2039 2037 2037	2 : 100% ect Switches ** ** ** **	5 1 5 5	\$300	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic	Other Obs Location Explanat 100% 100% 5% 95%	: Electrico	al Room	Affected Disconn 2039 2039 2037 2037	2 : 100% ect Switches ** ** ** **	5 1 5 5	\$300	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground	Other Obs Location Explanat 100% 100% 5% 95%	: Electrico	al Room	Affected Disconn 2039 2039 2037 2037 2037 2037	2 : 100% ect Switches ** ** ** ** **	5 1 5 5 1	\$300 \$100 \$1,500	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	Other Obs Location Explanat 100% 100% 5% 95%	: Electrico	al Room	Affected Disconn 2039 2039 2037 2037 2037 2037	2 : 100% ect Switches ** ** ** ** **	5 1 5 5 1	\$300 \$100 \$1,500	

Lighting

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

#### **SPRINGFIELD FAMILY INN**

### Asset # : 2670

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Lighting				
Interior Lighting				
Fluorescent	60%	2034 **	10 \$33,000	
	T-8 Lamps And Fixtures, Extent : Lig	ht, Area Affected : 90%		
	Location : Throughout			
Fluorescent	5%	2034 **	10 \$2,700	
	Compact Fluorescent Light, Extent : . Location : Throughout The Building			
Fluorescent	35%	2029 \$368,200	10 \$19,200	
	T-12 Lamps And Fixtures, Extent : Li	ght, Area Affected : 100%		
	Location : Throughout			
Egress Lighting				
Emergency, Battery	50%	2029 \$43,200		
Exit, Battery	50%	2029 \$36,600	10 \$2,000	
Exterior Lighting				
HID	20%	2029 \$49,200	10	
	Other Observation, Extent : Light, Ar	ea Affected : 100%		
	Location : Rooftop Perimeter	11		
	Explanation : Controlled Via Photo	cell		
No Component	80%			
Lightning Protection				
Arresters/Cabling	720/ 41 \$5.200	) 2011 **	5 \$200	
Generic	72% 4+ \$5,200 Other Observation, Extent : Moderate	2044	5 \$300	
	Location : Rooftop Perimeter	e, Areu Affecieu . 270		
	Explanation : Needs To Be Resecution	ed		
Generic	28%	2069 **	5 \$300	
Jarm	2870	2009	5 \$500	
Security System				
No Component	70%			
Generic	30%	2034 **	1 \$6,800	
Fire/Smoke Detection			- \$0,000	
No Component	70%			
Generic, Digital	30%	2034 **	1-3 \$11,600	
Mechanical	Current Repair	Future Replacement	Maintenance	
System	% of Fail Date Estimated Cos	st Year Estimated Cost	Cycle Estimated Cost	Priorit
Component	Total (Years)	FY FY	(Yrs)	
Туре	× ")			
Ieating				
Energy Source	1000/	2040	1	
Natural Gas	100%	2049 **	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.* 

#### **SPRINGFIELD FAMILY INN**

### Asset # : 2670

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
<b>Conversion Equipment</b>								
Hot Water Boiler		Now	\$23,100 Extent : Light, Area	2034	* *	1	\$13,300	
			nt Boiler Room	луестей	. 5070			
		ion : 1 Of .						
Hot Water Boiler	<u>50%</u>	0-2	\$231,000	2049	* *	1	\$13,300	
Hot water Boner	Malfunctio		nt : Moderate, Are		d : 100%	1	\$15,500	
			a tent : Moderate, A	raa Affac	tad · 100%			
		: Basemen		reu Ajjec	<i>lea</i> . 10070			
			 Extent : Light, Area	Affected	: 50%			
			nt Boiler Room	55				
		ion : 1 Of .						
Distribution	Ŷ							
Hot Wtr Piping/Pump	100%			2037	* *	4	\$3,000	
Terminal Devices	<b>a</b> = a :	NT	<b>***</b>	0.000			<b>\$6.30</b>	
Air Handler		Now	\$21,100	2029	\$210,700	1	\$8,300	
			lerate, Area Affecte t In Basement	ea : 5%				
		. One Oni	i în Busemeni	2024	* *		¢14.500	
Convector/Radiator	75%			2034	* *	1	\$14,500	
Air Conditioning								
Energy Source Electricity	100%			2037	* *	1		
Conversion Equipment	10070			2037		1		
Ext Pkg Unit - Heating/Cooling	15%	Now	\$112,500	2039	* *	2	\$400	
e e	Abandoned	l in Place,	Extent : Severe, An	rea Affec	ted : 100%			
	Location	-						
			Extent : Light, Area	Affected	1:100%			
	Location	-						
			its Serving Corrido					
Split Unit		Now	\$6,400	2029	\$64,000			
	•	-	nt : Moderate, Are	a Affecte	d : 100%			
		: Lower R	•	Affected	. 1000/			
		ervation, E : Lower R	Extent : Light, Area oof	Ајјестеа	. 100/0			
			es Recreational Are	2a				
Window/Wall Unit	<u>10%</u>			2024	\$12,500	1		
No Component	10% 70%			2024	\$12,500	1		
/entilation	/0/0							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,400	
Exhaust Fans								
	20%			2029	\$42,600	2	\$400	

### Plumbing

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

### SPRINGFIELD FAMILY INN

### Asset # : 2670

Mechanical	Current Repair		e Replacement		aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		
HW Heat Exchanger						
HTHW/HW	100%	2039	* *			
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location : Boiler Room					
<u> </u>	Explanation : 1 Unit					
Sanitary Piping	1000/		de ale			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	• • • •	<b>** * *</b>		<b>\$1</b> ,000	
Submersible	100%	2022	\$2,100	4	\$1,900	
Sewage Ejector(s)	1000/	2020	¢17 (00	4	¢2 400	
Electric	100% Decembra Barrain Encland, Enderd & Links	2029	\$17,600	4	\$2,400	
	Recent Repair Evident, Extent : Light, 2 Location : Basement	area Ajjeo	cted : 50%			
		Amon Aff	acted 500/			
	Recent Replace Evident, Extent : Light, Location : Basement	Area Ajje	ected : 50%			
Backflow Preventer	Locution : Dusement					
Generic	100%	2029	\$15,200	1	\$3,700	
Fixtures	10070	2029	\$15,200	1	\$3,700	
Generic	100%					
Tertical Transport	10070					
Elevators						
Hydraulic	100%	LIFE	* *			
Trydradile	Other Observation, Extent : Light, Area		: 100%			
	Location : Cellar To 2nd Floor					
	Explanation : 1 Unit					
ire Suppression						
Sprinkler						
Generic	100%	2039	* *	1-2	\$16,800	

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

### Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name Address		N ISLAND FAMI NTRAL AVENUE		LTER / HOSPITALITY SSON TERR	HOUSE	
Borough	: STATE	N ISLAND		Agency's Number	: N/A	
Program / Asset #	: DHS004	6.000 / 1944		Yr Built/Renovated	: 1937 / 1987	
Area Sq Ft	: 26,134			<b>Project Type</b>	: HOMELESS SERVI	CES
Date of Survey	: 06-Jul-2	017		Landmark Status	: NONE	
Areas Surveyed	: Roof, Fl	oors LL,1,4,5,6				
Block	: 6	Lot :	14	BIN	: 5000048	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architect				\$857,300		\$36,200
Interior Architect	ure			\$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				\$857,300		\$36,200
Importance Code				\$358,700		\$1,511,400
Importance Code	С			\$254,500		\$65,500
Total				\$1,470,500		\$1,613,100
EXPENSE		F	( 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture	\$9	97,200	\$13,900		
Interior Architect	ure	\$9	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/Escalate	ors	\$	11,800	\$11,800	\$11,800	\$11,800
Total		\$2.	32,200	\$49,700	\$20,600	\$22,200
Importance Code	А	\$	99,800	\$16,500	\$2,600	\$2,600
Importance Code		\$1	12,700	\$33,200	\$18,000	\$19,700
Importance Code	С	\$	19,600			



\$49,700

\$20,600

\$22,200

*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.* 

\$232,200

Total

#### Asset # : 1944

rchitecture	Current Repair Future Replacement						Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls	50/	<b>N</b> 7	¢24.000	LIPP	* *	-	¢14.500		
Cast in Place Concrete	Broken/M Location Exposed R	: Basemen Seinforceme	\$34,900 eents, Extent : Seve et Window At South ent, Extent : Severe et Window At South	n Facade 2, Area Aj	Affected : 15%	5	\$14,500		
Concrete Masonry Unit	Location	: South Fa				5	\$1,800		
		ervation, E : South Fa	Extent : Moderate, . ucade	Area Ajje	ctea : 100%				
			on Of South Facad	e Is Cove	ered With Stucco				
Masonry: Brick	-	Now	\$37,400	LIFE	* *	5	\$5,800	1	
2	Misaligne	d/Bulging,	Extent : Severe, Ar or At South Facad	ea Affeci	ed : 20%	-			
Masonry: Brick	30%			LIFE	* *	5	\$17,400		
Stucco Cement	50%	2-4	\$537,900	2041	* *	5	\$36,200		
	-		tent : Moderate, Ai est Facades Show (						
Windows									
Aluminum	Ctrwt/Bali Location Caulking Location	: Through Deteriorate : Through	d, Extent : Severe, out	Area Aff	ected : 50%	5	\$1,900		
	Location	: Through	Extent : Severe, Are out ows At The End Oj						
Steel	Corrosion Location Deteriorat Location	: Fifth Flo ted Finish, : Fifth Flo	\$23,400 Extent : Moderate, 2 For And Stairs Extent : Moderate, For Extent : Moderate	Area Afj	fected : 50%	5	\$2,600		
		00	or And Stairs	, 11 cu 1	<i>fjeeleu</i> : 5070				
Parapets									
Masonry: Brick		2-4 tar Miss/Er : Through	\$113,300 od, Extent : Model out	LIFE rate, Area	* * Affected : 25%	5	\$3,700		
Metal Panel	5% Broken/M	Now	\$2,300 vents, Extent : Mod	2048 lerate, Ar	* * ea Affected : 15%	5	\$500		
Metal Rail	Deteriora		\$800 Extent : Moderate, ers Of Building	2033 Area Aff	* * fected : 50%	5	\$2,000		
Stucco Cement	25%			2041	* *	5	\$3,600		

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

Asset # : 1944

Architecture	(	Current Repair			e Replacement	laintenance		
ystem Component Type		ail Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Roof Modified Bitumen Skylight, Metal/Glass	95% 5%	2-4	\$23,100	2033 2038	* * * *	10	\$13,900	
		ing Elemen	ts, Extent : Ligh		ffected : 20%			
Soffits	1000/			LIPP	* *	-		
Cast Stone/Terra Cotta nterior	100%			LIFE	· · ·	5		
Floors								
Ceramic Tile	5% Cracking/Cr Location :	0	\$18,900 xtent : Severe, A t	2031 rea Affec	\$47,200 teted : 100%	5	\$1,100	
Marble Panels	5%			LIFE	* *	5	\$1,700	
Terrazzo	15% Cracking/Cr Location :	umbling, E	\$34,000 xtent : Moderate	LIFE , Area Aj	* * ffected : 10%	5	\$5,400	
Vinyl Tile	75% Cracking/Cr Location :	-	\$31,100 xtent : Moderate t	2028 , Area Aj	\$310,800 ffected : 20%	3	\$12,800	
Interior Walls Plaster	100% Cracking/Cr Location :	-	\$152,200 xtent : Light, Are t	LIFE ea Affecte	* * ed : 20%	5	\$26,700	
Ceilings AcousTileSusp.Lay-In	80% Cracking/Cr Location :	-	\$315,400 xtent : Severe, A t	2048 rea Affec	* * eted : 100%	5	\$18,300	
		coloring, E	xtent : Moderate	, Area Aj	ffected : 50%			
Metal Panel	5%			LIFE	* *	5	\$2,900	
Plaster	15% Water Peneti Location :		\$9,600 ent : Light, Area t	LIFE Affected	* *	5	\$4,300	
ite Enclosure								
Fence/Gates Chain Link	100% Corrosion/Ri Location :	-	\$48,700 ent : Moderate, A t	2038 Irea Affe	* * cted : 50%			
ite Pavements Parking/Driveway Asphalt	50%	4+	\$19,600 xtent : Moderate	2031 Area Ai	\$65,500 ffected : 30%			
	0	0	t Parking Lot	, 11 cu 11	<i>Jeerea</i> . 5070			
Cast in Place Concrete	50% Cracking/Cr	4+ umbling, E.	\$53,600 xtent : Moderate t Parking Lot	2033 , Area Aj	* * ffected : 50%			

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

Asset # : 1944

		Asset # : 1	944				
Architecture		Current Repair Future Replacement			Μ		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Pavements Activity Yard Cast in Place Concrete Rubber Matting	85% 15%		2033 2028	* *			
Electrical		Current Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Jnder 600 Volts Service Equipment Fused Disc Sw	Location	ervation, Extent : Moderate, 2 : Electrical Room tion : Main Service Switch Ra			5	\$100	
Raceway Conduit	100%		2028	\$37,700	1		
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%		2027 2027	\$3,200 \$28,700	5 5	\$100 \$600	
Wiring Thermoplastic	100%		2028	\$54,900	1		
Motor Controllers Locally Mounted	100% Corroded, Location	Extent : Light, Area Affected	2033 : 1%	* *	5	\$100	
round							
Grounding Devices Generic	100%		LIFE	* *	5	\$400	
tand-by Power Transfer Switches	1000/		2020	<b>*-</b> 000	_	¢100	
Manual Generators	100%		2028	\$5,800	5	\$100	
Natural Gas	Location	ervation, Extent : Light, Area : Outside Side Yard tion : 12.5 Kilowatts	2031 Affected	\$60,200 l : 100%	1	\$10,100	
Batteries Lead/Acid	100%		2022	\$1,600	5	\$1,000	
ighting Interior Lighting Fluorescent	-	os And Fixtures, Extent : Mod : Throughout The Building	2028 erate, Ar	\$454,100 rea Affected : 100%	10	\$23,700	
Fluorescent	1% Compact I	Fluorescent Light, Extent : Lig : Basement	2028 ght, Area	\$4,600 Affected : 100%	10	\$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.* 

Asset # : 1944

	ASSEL # 1944 Current Repair Future Replacement Maintenance							
Electrical	Current Repair							
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
ighting								
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%							
ightning Protection								
Arresters/Cabling				_	****			
Generic	100%	2043	* *	5	\$800			
larm								
Security System	500/							
No Component	50%	2020	¢ 4 <b>2 2</b> 00	1	¢4.000			
Generic	50% Other Observation, Extent : Moderate	2028 , Area Affe	\$42,200 ected : 100%	1	\$4,900			
	Location : Hallways, Outside							
	Explanation : CCTV Surveillance Co	imeras						
Fire/Smoke Detection								
No Component	70%							
-								
Generic, Analog	30% 0-2 \$43,300		\$86,700	1-3	\$4,400			
-	Malfunctioning, Extent : Moderate, An			1-3	\$4,400			
-	Malfunctioning, Extent : Moderate, An Location : Throughout	ea Affecte	d : 50%	1-3	\$4,400			
-	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate	ea Affecte	d : 50%	1-3	\$4,400			
-	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building	ea Affecte , Area Affe	d : 50% octed : 100%					
-	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate	ea Affecte , Area Affe	d : 50% octed : 100%					
Generic, Analog	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual	ea Affectea , Area Affe Pull Statio	d : 50% ccted : 100% on, Horns And Smo	oke Detec	ctors			
Generic, Analog	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair	ea Affecte , Area Affe Pull Statio Futur	d : 50% octed : 100% on, Horns And Smo e Replacement	oke Detee M	ctors laintenance			
Generic, Analog	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost	ea Affecter , Area Affe <u>Pull Statio</u> Futur t <b>Year</b>	d : 50% ccted : 100% on, Horns And Smo	oke Detec M Cycle	ctors	Priori		
Generic, Analog	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair	ea Affecte , Area Affe Pull Statio Futur	d : 50% octed : 100% on, Horns And Smo e Replacement	oke Detee M	ctors laintenance	Priori		
Generic, Analog lechanical ystem Component Type	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost	ea Affecter , Area Affe <u>Pull Statio</u> Futur t <b>Year</b>	d : 50% octed : 100% on, Horns And Smo e Replacement	oke Detec M Cycle	ctors laintenance	Priori		
Generic, Analog lechanical ystem Component Type	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost	ea Affecter , Area Affe <u>Pull Statio</u> Futur t <b>Year</b>	d : 50% octed : 100% on, Horns And Smo e Replacement	oke Detec M Cycle	ctors laintenance	Priori		
Generic, Analog lechanical ystem Component Type eating	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost	ea Affecter , Area Affe <u>Pull Statio</u> Futur t <b>Year</b>	d : 50% octed : 100% on, Horns And Smo e Replacement	oke Detec M Cycle	ctors laintenance	Priori		
Generic, Analog Aechanical ystem Component Type eating Energy Source	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years)	ea Affecter , Area Affe Pull Station Futur t Year FY	d : 50% octed : 100% on, Horns And Smo e Replacement Estimated Cost	oke Detec M Cycle	ctors laintenance	Priori		
Generic, Analog Aechanical ystem Component Type eating Energy Source Natural Gas	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years)	ea Affecter , Area Affe Pull Station Futur t Year FY	d : 50% octed : 100% on, Horns And Smo e Replacement Estimated Cost	oke Detec M Cycle	ctors laintenance	Priori		
Generic, Analog Mechanical ystem Component Type eating Energy Source Natural Gas Conversion Equipment	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100%	rea Affecter , Area Affe Pull Station Futur t Year FY 2038 2033	d : 50% octed : 100% on, Horns And Smo e Replacement Estimated Cost **	oke Detec M Cycle (Yrs) 1	ctors laintenance Estimated Cost	Priori		
Generic, Analog Mechanical ystem Component Type eating Energy Source Natural Gas Conversion Equipment	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100%	rea Affecter , Area Affe Pull Station Futur t Year FY 2038 2033	d : 50% octed : 100% on, Horns And Smo e Replacement Estimated Cost **	oke Detec M Cycle (Yrs) 1	ctors laintenance Estimated Cost	Priori		
Generic, Analog Mechanical ystem Component Type eating Energy Source Natural Gas Conversion Equipment	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : Light, Are	rea Affecter , Area Affe Pull Station Futur t Year FY 2038 2033	d : 50% octed : 100% on, Horns And Smo e Replacement Estimated Cost **	oke Detec M Cycle (Yrs) 1	ctors laintenance Estimated Cost	Priori		
Generic, Analog Aechanical ystem Component Type eating Energy Source Natural Gas Conversion Equipment	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : Light, Are Location : Basement Boiler Room	rea Affecter , Area Affe Pull Station Futur t Year FY 2038 2033	d : 50% octed : 100% on, Horns And Smo e Replacement Estimated Cost **	oke Detec M Cycle (Yrs) 1	ctors laintenance Estimated Cost	Priorit		
Generic, Analog Aechanical ystem Component Type eating Energy Source Natural Gas Conversion Equipment Steam Boiler	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : Light, Are Location : Basement Boiler Room	rea Affecter , Area Affe Pull Station Futur t Year FY 2038 2033	d : 50% octed : 100% on, Horns And Smo e Replacement Estimated Cost **	oke Detec M Cycle (Yrs) 1	ctors laintenance Estimated Cost	Priori		
Generic, Analog          Aechanical         ystem         Component         Type         eating         Energy Source         Natural Gas         Conversion Equipment         Steam Boiler	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : Light, Are Location : Basement Boiler Room Explanation : 2 Units	rea Affected , Area Affe Pull Station Futur t Year FY 2038 2033 ea Affected	d : 50% octed : 100% on, Horns And Smo e Replacement Estimated Cost ** * * : 100%	oke Detec M Cycle (Yrs) 1	ctors laintenance Estimated Cost	Priorit		
Generic, Analog  Aechanical  ystem Component Type  eating Energy Source Natural Gas Conversion Equipment Steam Boiler  Distribution Energy Pump	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : Light, Are Location : Basement Boiler Room Explanation : 2 Units	rea Affected , Area Affe Pull Station Futur t Year FY 2038 2033 ea Affected	d : 50% octed : 100% on, Horns And Smo e Replacement Estimated Cost ** * * : 100%	oke Detec M Cycle (Yrs) 1	ctors laintenance Estimated Cost	Priorit		
Generic, Analog  Aechanical  ystem Component Type  eating Energy Source Natural Gas Conversion Equipment Steam Boiler  Distribution Distribution Convector/Radiator	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : Light, Are Location : Basement Boiler Room Explanation : 2 Units 100%	rea Affected , Area Affe <u>Pull Station</u> Futur t Year FY 2038 2033 ca Affected 2028	d : 50% ected : 100% on, Horns And Smo e Replacement Estimated Cost ** : 100% \$115,600	N Cycle (Yrs) 1 1	ctors laintenance Estimated Cost \$25,900	Priori		
Generic, Analog  Aechanical  ystem Component Type  eating Energy Source Natural Gas Conversion Equipment Steam Boiler  Distribution Distribution Convector/Radiator	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : Light, Are Location : Basement Boiler Room Explanation : 2 Units 100%	rea Affected , Area Affe <u>Pull Station</u> Futur t Year FY 2038 2033 ca Affected 2028	d : 50% ected : 100% on, Horns And Smo e Replacement Estimated Cost ** : 100% \$115,600	N Cycle (Yrs) 1 1	ctors laintenance Estimated Cost \$25,900	Priori		
Generic, Analog  Aechanical  ystem Component Type  eating Energy Source Natural Gas Conversion Equipment Steam Boiler  Distribution Distribution Convector/Radiator ir Conditioning	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : Light, Are Location : Basement Boiler Room Explanation : 2 Units 100%	rea Affected , Area Affe <u>Pull Station</u> Futur t Year FY 2038 2033 ca Affected 2028	d : 50% ected : 100% on, Horns And Smo e Replacement Estimated Cost ** : 100% \$115,600	N Cycle (Yrs) 1 1	ctors laintenance Estimated Cost \$25,900	Priori		
Generic, Analog  Aechanical  ystem Component Type  eating Energy Source Natural Gas Conversion Equipment Steam Boiler  Distribution Distribution Convector/Radiator ir Conditioning Energy Source Electricity Conversion Equipment	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : Light, Are Location : Basement Boiler Room Explanation : 2 Units 100% 100%	rea Affecter , Area Affe Pull Station Futur t Year FY 2038 2033 ta Affected 2028 2026 2036	d : 50% octed : 100% on, Horns And Sma e Replacement Estimated Cost ** ** : 100% \$115,600 \$139,900	Note Detection of the second s	ctors laintenance Estimated Cost \$25,900	Priorit		
Generic, Analog  Aechanical  ystem Component Type  eating Energy Source Natural Gas Conversion Equipment Steam Boiler  Distribution Distribution Convector/Radiator ir Conditioning Energy Source Electricity	Malfunctioning, Extent : Moderate, An Location : Throughout Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Strobe Lights, Manual Current Repair % of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent : Light, Are Location : Basement Boiler Room Explanation : 2 Units 100%	rea Affecter , Area Affe Pull Station Futur t Year FY 2038 2033 ca Affected 2028 2026	d : 50% octed : 100% on, Horns And Sma e Replacement Estimated Cost ** ** : 100% \$115,600 \$139,900	Note Detection of the second s	ctors laintenance Estimated Cost \$25,900	Priorit		

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

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

Asset # : 1944

ASSEL # . 1944										
Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Air Conditioning Terminal Devices Fan Coil - 2 Pipe No Component	5% 95%			2028	\$5,000	1	\$400			
Heat Rejection Air Cooled Condenser Unit	5%			2028	\$500	2	\$900			
No Component	Location	: Roof And	xtent : Light, Area l By Fire Escape S gerant Piping Dam	tairs.	: 30% d Missing Insulatio	on.				
Ventilation	9370									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,600			
Exhaust Fans Roof Wall Unit	Location		xtent : Light, Area t Child Care ts	2028 2028 Affected	\$43,000 \$100 : 100%	2 2	\$800			
Plumbing H/C Water Piping Galvanized Steel	100%			2026	\$114,700	1				
Water Heater Gas Fired	Location	: Boiler Ro	xtent : Light, Area oom ts Installed 2014	2027 Affected	\$15,900 : 100%	2	\$400			
Sanitary Piping Cast Iron	100%			LIFE	* *	1				
Storm Drain Piping Cast Iron	100%			LIFE	* *	1				
Sump Pump(s) Not Accessible Fixtures	100%									
Generic Vertical Transport	100%									
Elevators Geared Traction	Location		xtent : Light, Area t To 6th Floor ts	LIFE Affected	* * : 100%					
Fire Suppression Sprinkler	1000/			20.49	* *	1.2	<b>\$7.3</b> 00			
Generic	100%			2048	~ ~	1-2	\$7,300			

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

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

Asset # : 1944

Mechanical	Current Repair	Future Replacement		М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Chemical System						
No Component	99%					
Generic	1%	2023	\$300	1-3		
	Other Observation, Extent : Light, Area	a Affected : 100%	6			
	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.

<sup>\*\*</sup> 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 Address		OLM FAMILY RESIDEN OCKHOLM STREET @(			
Borough	: BROOKL		Agency's Number	: FK28	
Program / Asset #	: DHS0085.		Yr Built/Renovated	: 1923 / 2012	
Area Sq Ft	: 55,000		<b>Project</b> Type	: HOMELESS SERVI	CES
Date of Survey	: 04-Jun-20	19	Landmark Status	: NONE	
Areas Surveyed		Roof, Floors 1,4			
Block	: 3243	Lot : 46	BIN	: 3073773	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$280,900		\$35,800
Interior Architect	ure		\$170,500		\$307,900
Electrical					\$1,060,300
Mechanical			\$42,400		\$515,300
Total			\$493,800		\$1,919,300
Importance Code	А		\$323,300		\$459,800
Importance Code	В		\$90,800		\$1,410,800
Importance Code	С		\$79,700		\$48,700
Total			\$493,800		\$1,919,300
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$47,500			\$19,600
Interior Architect	ure	\$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	А	\$47,500	\$2,700	\$2,700	\$22,500
Importance Code	В	\$31,500	\$6,300	\$7,800	\$85,200
Importance Code	С	\$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.

## DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

#### Asset # : 4457

System Component Type         % of Total (Years)         Fail Date (Years)         Year FY         Estimated Cost (Yrs)         Cycle (Yrs)         Estimated Cost (Yrs)         Pri Pri Pri Pri Pri Pri Pri Pri Pri Pri	Architecture		Current Repair Future Replaceme			e Replacement	ment Maintenance		
	Component			Estimated Cost		Estimated Cost	-	Estimated Cost	Priority
$ \begin{array}{c c} \mbox{Masonry: Brick} & 45\% \ Now \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$									
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		4.50 (	<b>N</b> .	¢0 <b>2</b> 100			-	<b>#2.</b>	
$\begin{tabular}{ c c c c } \hline Cracking/Crumbling, Extent : Light, Area Affected : 10% \\ \hline Location : Throughout \\ \hline 50\% Now $$88,600 2035 ** 5 $$35,800 \\ \hline Cracking/Crumbling, Extent : Moderate, Area Affected : 15% \\ \hline Location : West And South Side Of Building \\ \hline Windows \\ Aluminum \\ \hline 100\% Now $$109,300 2046 ** 5 $$6,100 \\ \hline Air Infiltration, Extent : Moderate, Area Affected : 50% \\ \hline Location : Throughout \\ \hline Parapets \\ Masonry: Brick \\ \hline 0ther Observation, Extent : Light, Area Affected : 100% \\ \hline Location : Areaways And Interior Face \\ \hline Explanation : Stuce On Brick \\ \hline Masonry: Sandstone \\ \hline Cracking/Crumbling, Extent : Light, Area Affected : 10% \\ \hline Location : Throughout \\ \hline Roof \\ \hline Modified Bitumen \\ Skylight, Metal/Glass 5% 2035 ** 10 $$19,600 \\ \hline Skylight, Metal/Glass 5% 2050 ** 10 $$33,400 \\ \hline Iterior \\ Floors \\ \hline Cast in Place Concrete \\ Ceramic Tile \\ \hline Uarge (Crumbling, Extent : Light, Area Affected : 10% \\ \hline Location : Toleghout \\ \hline Uarge (Crumbling, Extent : Light, Area Affected : 10% \\ \hline Location : Toleghout \\ \hline Quarry Tile \\ \hline 0yh Now $$5,900 2039 ** 5 $$2,900 \\ \hline Cracking/Crumbling, Extent : Light, Area Affected : 10% \\ \hline Location : Tolets Throughout \\ \hline Sy% Now $$5,900 2039 ** 5 $$2,900 \\ \hline Cracking/Crumbling, Extent : Light, Area Affected : 10% \\ \hline Location : Tolets Throughout \\ \hline Sy% Now $$5,900 2039 ** 5 $$2,900 \\ \hline Cracking/Crumbling, Extent : Light, Area Affected : 10% \\ \hline Location : Tolets Throughout \\ \hline Sy% Now $$1,800 2030 $$259,200 $$3 $$10,700 \\ \hline Cracking/Crumbling, Extent : Moderate, Area Affected : 10% \\ \hline Location : Tolets Throughout \\ \hline Sy% Now $$1,800 2030 $$259,200 $$3 $$10,700 \\ \hline Cracking/Crumbling, Extent : Light, Area Affected : 10% \\ \hline Location : Apartments And Family Room \\ \hline Patching Evident, Extent : Light, Area Affected : 10\% \\ \hline Location : Apartments And Family Room \\ \hline Patching Evident, Extent : Light, Area Affected : 10\% \\ \hline Location : Apartments And Family Room \\ \hline Patching Evident, Extent : Light, Area Affected : 10\% \\ \hline Location : Apartments And Family Room $	Masonry: Brick	Cracking/ Location Water Pen	Crumbling, : Along St etration, E	Extent : Moderate ockholm Street And xtent : Moderate, 2	e, Area A d Centra Area Affe	ffected : 10% l Avenue Throughc ccted : 5%		\$25,800	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Masonry: Limestone	Cracking/	Crumbling,	Extent : Light, Are			5	\$2,100	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Stucco Cement	Cracking/	Crumbling,	Extent : Moderate	, Area A		5	\$35,800	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Windows								
Masonry: Brick $65\%$ LIFE***5\$6,100Other Observation, Extent : Light, Area Affected : 100% Location : Areaways And Interior Face Explanation : Stucco On Brick $10\%$ $10\%$ $10\%$ Masonry: Sandstone $35\%$ Now Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout $11\%$ $11\%$ $11\%$ Roof Modified Bitumen Skylight, Metal/Glass $95\%$ $2035$ $**$ $10$ \$19,600Skylight, Metal/Glass $5\%$ $2050$ $**$ $10$ \$3,400Interior Floors Cast in Place Concrete Ceramic Tile $5\%$ $LIFE$ $**$ $5$ \$6,200Quarry Tile $5\%$ $2043$ $**$ $5$ \$2,900Quarry Tile $5\%$ $2043$ $**$ $5$ \$4,300Vinyl Tile $50\%$ Now\$51,800 $2030$ \$259,200 $3$ \$10,700Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Apartments And Family Room Patching Evident, Extent : Light, Area Affected : 10% $10\%$	Aluminum	Air Infiltra	tion, Exter	nt : Moderate, Area			5	\$6,100	
$\begin{array}{c} Other Observation, Extent : Light, Area Affected : 100%\\ Location : Areaways And Interior Face\\ Explanation : Stucco On Brick\\ \hline 35\% \ Now $30,800 \ LIFE ** 5 $$4,100\\ \hline Cracking/Crumbling, Extent : Light, Area Affected : 10%\\ Location : Throughout\\ \hline \hline Noof \\ Modified Bitumen $95\% $2035 ** 10 $$19,600\\ Skylight, Metal/Glass $5\% $2050 ** 10 $$3,400\\ \hline \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	Parapets								
Masonry: Sandstone $35\%$ Now $S0,800$ LIFE Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout $**$ $5$ \$4,100Roof Modified Bitumen Skylight, Metal/Glass $95\%$ $2035$ $**$ $10$ \$19,600Skylight, Metal/Glass $5\%$ $2050$ $**$ $10$ \$3,400Interior Floors Ceramic Tile $5\%$ LIFE $**$ $5$ \$6,200Quarry Tile $10\%$ Now Location : Toilets Throughout $2039$ $**$ $5$ \$2,900Quarry Tile $5\%$ $2043$ $**$ $5$ \$4,300Vinyl Tile $5\%$ $2043$ $**$ $5$ \$4,300Vinyl Tile $5\%$ Now Location : Apartments And Family Room Patching Evident, Extent : Light, Area Affected : 10% $10\%$	Masonry: Brick	Other Obs Location	: Areaway	s And Interior Fac	Affected		5	\$6,100	
$ \begin{array}{c ccccc} \begin{tabular}{c ccccc} Modified Bitumen & 95\% & 2035 & ** & 10 & \$19,600 \\ \hline Skylight, Metal/Glass & 5\% & 2050 & ** & 10 & \$3,400 \\ \hline \end{tabular} \\ \hline t$	Masonry: Sandstone	35% Cracking/	Now Crumbling,	\$30,800 Extent : Light, Are			5	\$4,100	
	Roof								
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       Image: Cracking/Crumbling, Extent : Light, Area Affected : 10%       Image: Cracking/Crumbling, Extent : Light, Area Affected : 10%         Quarry Tile       5%       2043       ** 5       \$4,300         Vinyl Tile       5%       2043       \$* 5       \$4,300         Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       \$10,700       \$10,700         Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       Location : Apartments And Family Room       \$10,700         Patching Evident, Extent : Light, Area Affected : 10%       \$10,700       \$10,700       \$10,700						* *			
Floors Cast in Place Concrete Ceramic Tile5%LIFE**5\$6,20010% Now\$5,9002039**5\$2,900Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Toilets ThroughoutQuarry Tile5%2043**5\$4,300Vinyl Tile5%2030\$259,2003\$10,700Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Apartments And Family Room Patching Evident, Extent : Light, Area Affected : 10%		5%			2050	* *	10	\$3,400	
Cast in Place Concrete Ceramic Tile5%LIFE**5\$6,20010% Now\$5,9002039**5\$2,900Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Toilets ThroughoutQuarry Tile5%2043**5\$4,300Vinyl Tile5%2030\$259,2003\$10,700Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Apartments And Family Room Patching Evident, Extent : Light, Area Affected : 10%									
Ceramic Tile10% Now\$5,9002039**5\$2,900Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Toilets ThroughoutLocation : Toilets Throughout10%Quarry Tile5%2043**5\$4,300Vinyl Tile5%2030\$259,2003\$10,700Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Apartments And Family Room Patching Evident, Extent : Light, Area Affected : 10%10%		50/			LIEE	* *	5	\$6 200	
Quarry Tile       Cracking/Crumbling, Extent : Light, Area Affected : 10%         Quarry Tile       5%       2043       ** 5       \$4,300         Vinyl Tile       5%       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%			Now	\$5 900		* *			
Vinyl Tile50% Now\$51,8002030\$259,2003\$10,700Cracking/Crumbling, Extent : Moderate, Area Affected : 10%Location : Apartments And Family RoomPatching Evident, Extent : Light, Area Affected : 10%	Ceranne The	Cracking/	Crumbling,	Extent : Light, Are		ed : 10%	5	\$2,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Apartments And Family Room Patching Evident, Extent : Light, Area Affected : 10%	Quarry Tile	5%			2043	* *	5	\$4,300	
Location . Apartments 111 oughout		Cracking/ Location Patching H	Crumbling, : Apartme Evident, Ex	Extent : Moderate nts And Family Ro tent : Light, Area A	r, Area A om	ffected : 10%	3	\$10,700	
Wood 30% 2045 ** 5 \$32,100	Wood	-	. npur inte	nis 1ni ougnoui	2045	* *	5	\$22.100	

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.
# **DEPT. OF HOMELESS SERVICES - 071** STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

#### Asset # : 4457

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls Ceramic Tile	20% Now	\$79,700	2039	* *	5	\$13,500	
Colume The		g, Extent : Moderate		ffected : 15%	5	\$15,500	
Gypsum Board	60%		LIFE	* *	5	\$48,700	
Plaster	20% Now	\$4,600	LIFE	* *	5	\$8,100	
	Cracking/Crumblin Location : Apartm	g, Extent : Moderate eents 4g And 4h	, Area Aj	ffected : 10%			
	Water Penetration, Location : Apartm	Extent : Moderate, A eents 4g And 4h	Area Affe	cted : 10%			
Ceilings							
Plaster	100% Now	\$38,900	LIFE	* *	5	\$34,700	
		g, Extent : Severe, A ent Mechanical Roor		eted : 10%			
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		<b>*1</b> 000		* *			
Cast in Place Concrete	100% 4+ Cracking/Crumblin Location : Throug	\$1,800 g, Extent : Light, Are hout	2043 ea Affecte				
Electrical	Current	Repair	Futur	e Replacement	М		
System Component Type	% of Fail Dat Total (Years)	e 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,</i> <i>Location : Electric</i>	Extent : Light, Area	Affected	: 100%			
		e 400 Ampere And Tu	wo 200 A	mpere Main Disco	onnect Sw	vitches	
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		

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

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

# DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

			457				
lectrical	C	urrent Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Motor Controllers							
Locally Mounted	100%		2035	* *	5	\$400	
round							
Grounding Devices	1000/		LIFE	* *	~	<b>#000</b>	
Generic	100%		LIFE	· · ·	5	\$800	
ighting Interior Lighting							
Fluorescent	25%		2030	\$241,300	10	\$12,600	
Thoreseent		Ind Fixtures, Extent : Light			10	φ12,000	
	-	Offices, Basement, Hallway					
Incandescent	75%		2030	\$724,000	2	\$900	
Egress Lighting	10/0		2000	ψ/21,000	-	φ200	
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 Observ	ation, Extent : Light, Area	Affected	: 100%			
	Location : R	loof					
	Explanation	: Operated Via Timer And	l Photoc	ell			
No Component	75%						
larm							
Security System							
No Component	90%			* *		<b>†• 1</b> • •	
Generic	10%		2035	* *	1	\$2,100	
Fire/Smoke Detection	700/						
No Component Generic, Digital	70% 30%		2035	* *	1 2	\$10,200	
Generic, Digital	30%		2035		1-3	\$10,200	
/lechanical	C	urrent Repair	Futur	e Replacement	Μ	aintenance	
Mechanical		urrent Repair		e Replacement			Priorit
ystem Component	% of Fa	il Date Estimated Cost	Year	e Replacement Estimated Cost	Cycle	aintenance Estimated Cost	Priorit
System Component Type	% of Fa			-			Priorit
System Component Type eating	% of Fa	il Date Estimated Cost	Year	-	Cycle		Priorit
System Component Type eating Energy Source	% of Fa Total (Y	il Date Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Priorit
ystem Component Type eating Energy Source Natural Gas	% of Fa	il Date Estimated Cost	Year	-	Cycle		Priorit
System Component Type eating Energy Source Natural Gas Conversion Equipment	% of Fa Total (Y 100%	il Date Estimated Cost Years)	Year FY 2040	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ystem Component Type eating Energy Source Natural Gas	% of Fa Total (Y 100%	il Date Estimated Cost Years)	Year FY 2040 2028	Estimated Cost * * \$423,900	Cycle (Yrs)		Priorit
System Component Type eating Energy Source Natural Gas Conversion Equipment	% of Fa Total (Y 100% 100% N Controller No	il Date Estimated Cost Years) Now \$42,400 of Working, Extent : Severe	Year FY 2040 2028 <i>Area A</i>	Estimated Cost * * \$423,900 ffected : 20%	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type eating Energy Source Natural Gas Conversion Equipment	% of Fa Total (Y 100% 100% N Controller No Location : A	il Date Estimated Cost Years) Now \$42,400 ot Working, Extent : Severe lutomatic Temperature Co.	Year FY 2040 2028 c, Area A ntrols In	Estimated Cost ** \$423,900 ffected : 20% Boiler Room	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type eating Energy Source Natural Gas Conversion Equipment	% of Fa Total (Y 100% 100% N Controller No Location : A Other Observ	il Date Estimated Cost Years) Now \$42,400 of Working, Extent : Severe Automatic Temperature Co. ation, Extent : Light, Area	Year FY 2040 2028 c, Area A ntrols In	Estimated Cost ** \$423,900 ffected : 20% Boiler Room	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type eating Energy Source Natural Gas Conversion Equipment	% of Fa Total (Y 100% 100% N Controller No Location : A Other Observ Location : B	il Date Estimated Cost Years) Now \$42,400 of Working, Extent : Severe lutomatic Temperature Col ation, Extent : Light, Area Boiler Room	Year FY 2040 2028 c, Area A ntrols In Affected	<b>Estimated Cost</b> * * \$423,900 ffected : 20% Boiler Room 1: 100%	Cycle (Yrs)	Estimated Cost \$24,500	Priorit
System Component Type eating Energy Source Natural Gas Conversion Equipment Hot Water Boiler	% of Fa Total (Y 100% 100% N Controller No Location : A Other Observ Location : B	il Date Estimated Cost Years) Now \$42,400 of Working, Extent : Severe Automatic Temperature Co. ation, Extent : Light, Area	Year FY 2040 2028 c, Area A ntrols In Affected	<b>Estimated Cost</b> * * \$423,900 ffected : 20% Boiler Room 1: 100%	Cycle (Yrs)	Estimated Cost \$24,500	Priorit
System       Component         Type         eating         Energy Source         Natural Gas         Conversion Equipment         Hot Water Boiler	% of Fa Total (Y 100% 100% N Controller No Location : A Other Observ Location : B Explanation	il Date Estimated Cost Years) Now \$42,400 of Working, Extent : Severe lutomatic Temperature Col ation, Extent : Light, Area Boiler Room	Year FY 2040 2028 c, Area A ntrols In Affected ot Water	<b>Estimated Cost</b> * * \$423,900 ffected : 20% Boiler Room 1: 100%	Cycle (Yrs) 1 1 BTU Per	Estimated Cost \$24,500	Priorit
System Component Type eating Energy Source Natural Gas Conversion Equipment Hot Water Boiler	% of Fa Total (Y 100% 100% N Controller No Location : A Other Observ Location : B	il Date Estimated Cost Years) Now \$42,400 of Working, Extent : Severe lutomatic Temperature Col ation, Extent : Light, Area Boiler Room	Year FY 2040 2028 c, Area A ntrols In Affected	Estimated Cost * * \$423,900 ffected : 20% Boiler Room 1 : 100% Boiler At 300,000	Cycle (Yrs)	Estimated Cost \$24,500	Priorit
System       Component         Type       Type         feating       Energy Source         Natural Gas       Natural Gas         Conversion Equipment       Hot Water Boiler         Hot Water Boiler       Distribution         Hot Wtr Piping/Pump       Hot Wtr Piping/Pump	% of Fa Total (Y 100% 100% N Controller No Location : A Other Observ Location : B Explanation	il Date Estimated Cost Years) Now \$42,400 of Working, Extent : Severe lutomatic Temperature Col ation, Extent : Light, Area Boiler Room	Year FY 2040 2028 c, Area A ntrols In Affected ot Water	Estimated Cost * * \$423,900 ffected : 20% Boiler Room 1 : 100% Boiler At 300,000	Cycle (Yrs) 1 1 BTU Per	Estimated Cost \$24,500	Priorit

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

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

# DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Mechanical	Current Repair			Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
<b>Conversion Equipment</b>								
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	
		ervation, Exten	t : Light, Area	Affected	1:100%			
		: Boiler Room						
	Explanat	ion : Two Units	s At 100 Gallo	ns Each				
Sanitary Piping								
Cast Iron	100%		\$20,100	LIFE	* *	1		
		ent, Extent : Mo						
	Location	: Basement Ce	iling In The R	ear Of Th	he 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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

## Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name	: THIRD STREET SHELTER		
Address	: 8 EAST 3RD STREET BTWN BO	OWERY - 2ND AVE.	
Borough	: MANHATTAN	Agency's Number	: N/A
Program / Asset #	: DHS0030.000 / 1956	Yr Built/Renovated	: 1915 / 2012
Area Sq Ft	: 68,747	<b>Project Type</b>	: 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
CAPITAI		FY 2022 - 2025	EY 2026 -

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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### THIRD STREET SHELTER

#### Asset # : 1956

rchitecture	Current Repair Future			e Replacement	M	laintenance		
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	100/				4.4	_	<b>*</b> < 2 < 2 < 2 < 2 < 2 < 2 < 2 < 2 < 2 <	
Cast Stone/Terra Cotta	Cracking/	Now Crumbling, : Through	\$133,100 Extent : Light, Art out	LIFE ea Affect	* * ed : 10%	5	\$68,800	
Masonry: Brick	90%	Now	\$255,300	LIFE	* *	5	\$79,300	
-	Joint Mort	tar Miss/Er	od, Extent : Moder	ate, Area	a Affected : 25%			
	Location	e : Walls Fo	acing Courtyard, B	ulkhead				
			derate, Area Affec		0			
	Location	e : Walls Fo	acing Courtyard, B	ulkhead				
			: Moderate, Area		: 20%			
	Location	n : Walls Fo	acing Courtyard, B	ulkhead				
Windows								
Aluminum		Now	\$15,000	2043	* *	5	\$1,700	
		nc Not Fun 1 : Through	ct, Extent : Light, 2 out	Area Affe	ected : 10%			
Steel	-	Now	\$9,800	2052	* *	5	\$1,100	
	Corrosion	/Rusting, E	xtent : Moderate, 4	4rea Affe	ected : 25%			
	Location							
	Deterioral Location		Extent : Moderate,	Area Afj	fected : 50%			
	Thermally	Inefficient	, Extent : Moderate	e, Area A	ffected : 50%			
	Location	: Stairs						
Parapets						_	<b>.</b>	
Cast Stone/Terra Cotta	3%	ЪT	<b>\$54.000</b>	LIFE	* *	5	\$1,500	
Masonry: Brick		Now	\$54,900	LIFE	* *	5	\$4,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
		-		140- 10	Sectod 100/			
		tar Miss/Er 1 : Through	od, Extent : Light,	Area Aff	eciea : 10%			
NG ( 1D 1			ομι	20.45	باد باد		ф <b>г</b> оо	
Metal Panel	2%			2047	* *	5	\$500	
Metal Rail	25%			2040	* *	5-10	\$28,700	
Roof Cast in Place Concrete	3%			LIFE	* *			
Modified Bitumen	3% 92%			2032	* *	10	\$38,700	
	92% 5%			2032 2040	* *		\$38,700	
Skylight, Plastic	3%			2040		1		

Interior

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

#### THIRD STREET SHELTER

#### Asset # : 1956

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior Floors								
Cast in Place Concrete		Now Crumbling,	\$22,700 Extent : Moderate	LIFE , Area A	* * ffected : 25%	5	\$22,400	
	Location	: Storage	Room In Basement	-	-			
		•	ent : Moderate, Are Room In Basement		2a : 25%			
Ceramic Tile	5%			2036	* *	5	\$5,100	
Quarry Tile	Broken/M	Now issing Elem : Kitchen	\$62,800 ents, Extent : Mod	2032 erate, Ar	* * ea Affected : 50%	5	\$3,800	
	Location	: Kitchen	Extent : Severe, A					
		: Kitchen	od, Extent : Moder	ale, Area	a Affectea : 50%			
Vinyl Tile	80%	0-2	\$74,300	2027	\$743,400	3	\$30,700	
	-	Crumbling, : Through	Extent : Light, Are out	ea Affect	ed : 10%			
Interior Walls								
Ceramic Tile	5% 15%			2036 LIFE	* *	5 5	\$2,500 \$4,400	
Gypsum Board Plaster	80%	Now Crumbling	\$33,700 Extent : Light, Arc	LIFE	* *	5	\$11,800	
	Location	: Through	out					
		etration, E : Through	xtent : Light, Area out	Affected	: 10%			
Ceilings								
AcousTileSusp.Lay-In	10%			2040	* *	5	\$10,200	
AcousTileSusp.Lay-In	5%	Now	\$70.200	2032	* *	5	\$5,100	
Exposed Concrete	Cracking/ Location	Crumbling, : Boiler R		-	ffected : 20%	5	\$1,600	
		am Surface : Boiler R	r, Extent : Moderat 50m	e, Area A	Affected : 20%			
Exposed Struc: Steel	Broken/M	-	\$460,300 ents, Extent : Seve elow Ramp At West		* * Affected : 50%			
	Corrosion	/Rusting, E	xtent : Severe, Are elow Ramp At West	a Affecte	d : 100%			
Plaster	70%			LIFE	* *	5	\$44,800	
lectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori

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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## THIRD STREET SHELTER

#### Asset # : 1956

lectrical		Current Repair	Futur	e Replacement	М	laintenance	
vstem Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$22,200	5	\$300	
		ervation, Extent : Mode	erate, Area Affe	cted : 100%			
		: Electrical Room	Main Diaconn	act Switch			
Switchgear / Switchboard	Explana	tion : One 1600 Ampere	Main Disconn	ect Switch			
Fused Disc Sw	100%		2027	\$130,400	5	\$300	
Raceway	10070		2027	\$150,400	5	\$500	
Conduit	100%		2027	\$105,700	1		
Panelboards			,	<i>4-00,000</i>			
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 : Moderat	te, Area Affecte	d : 100%			
	Location	: Basement					
Thermoplastic	80%		2027	\$131,300	1		
Motor Controllers							
Locally Mounted	100%		2025	\$74,500	5	\$500	
ound							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,000	
ind-by Power							
Transfer Switches	100%		2025	\$12,000	1	\$21,200	
Automatic	100%		2025	\$12,000	1	\$21,200	
Generators Diesel	100%		2023	\$94,200	1	\$26,600	
Dieser		ervation, Extent : Mode			1	\$20,000	
		: Generator Room - Su					
	Explana	tion : One 200 Kilowatt					
Batteries	1						
Lead/Acid	100%		2022	\$1,600	5	\$2,500	
Fuel Storage							
Day Tank	50%		2026	\$2,700	5	\$6,400	
		ervation, Extent : Mode	erate, Area Affe	cted : 100%			
		: Sub-basement					
	Explana	tion : One 50 Gallon Ta	nk				
Main Tank	50%		2030	\$4,400	5	\$1,000	
		ervation, Extent : Mode	erate, Area Affe	cted : 100%			
		: Sub-basement					
	Explana	tion : 275 GallonsTank					

Lighting

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

## THIRD STREET SHELTER

#### Asset # : 1956

		Asset # :	1956					
lectrical		Current Repair Future Replace			acement Maintenance			
ystem Component Type		ail Date Estimated Cos Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ghting								
Interior Lighting								
Fluorescent	88%		2032	* *	10	\$55,500		
		vation, Extent : Light, Ar		l : 100%				
		Throughout The Building	3					
		n : T-8 Lamps						
Fluorescent	2%		2032	* *	10	\$1,300		
		vation, Extent : Moderat		ected : 100%				
		Throughout The Building						
	-	n : Compact Fluorescent	^					
Fluorescent	10%		2022	\$120,700	10	\$6,300		
	-	nd Fixtures, Extent : Mo		ea Affected : 100%				
	Location :	Throughout The Building	3					
Egress Lighting	100/							
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	1000/		2022	¢277.200	10	\$200		
HID	100%		2022	\$277,200	10	\$200		
larm Security System								
No Component	80%							
Generic	20%		2032	* *	1	\$5,100		
Fire/Smoke Detection	2070		2032		-	\$2,100		
No Component	80%							
Generic, Digital	20%		2032	* *	1-3	\$8,500		
						+ • ,• • •		
lechanical	(	Current Repair	Futu	re Replacement	Μ	laintenance		
ystem	% of F	ail Date Estimated Co	st Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit	
Component Type	Total (	Years)	FY		(Yrs)			
eating Energy Source								
Fuel Oil No 2	100%		2037	* *	5	\$21,300		
		vation, Extent : Light, Ar		l · 100%	5	\$21,500		
	Location :	-	eu nyjeeree	. 100/0				
		n : Oil Tanks, 10,000 Ga	llons Each					
Conversion Equipment								
Steam Boiler	100%		2047	* *	1	\$68,100		
		vation, Extent : Light, Ar		l : 100%	-	+00,100		
		Sub-basement						
	Explanatio							
Distribution	<u>^</u>							
Central Plant Steam	100%	Now \$116,300	2037	* *	4	\$3,400		
Piping/Pmp								
	Corroded, E.	xtent : Severe, Area Affe	cted : 50%					
	Location ·	Rasamant						

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.

## THIRD STREET SHELTER

#### Asset # : 1956

Mechanical		Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Terminal Devices							
Convector/Radiator	100%		2025	\$368,000	1	\$22,200	
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Int Pkg Unit -	15%		2025	\$219,300	2	\$600	
Heating/Cooling							
	-	gerant, Extent : Light, Area A : 1st,2nd And 4th Floor	Affected :	15%			
Window/Wall Unit	5%		2022	\$7,200	1		
No Component	80%			. ,			
/entilation							
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 Affecte	ed : 20%				
	Location	: Sub-basement And Water 1	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	* *			
		ervation, Extent : Light, Area		l : 100%			
	Location Unit Fro	: 1 Unit From Sub-basemen m Sub-basement To 1st Floor tion : 3 Units	t To 6th F		Baseme	nt To 6th Floor, 1	

## Fire Suppression

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

# THIRD STREET SHELTER

## Asset # : 1956

echanical		Current Rep	air	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
e 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 : Sever	e, Area Affecte	d : 20%				
	Location	: Basement						
Fire Pump								
Generic	100%	Now	\$2,200	2023	\$44,300	1	\$11,600	
	Corroded,	Corroded, Extent : Severe, Area Affected : 10%						
	Location	: Basement						
Chemical System								
Generic	100%			2025	\$27,900	1-3	\$4,000	

## Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name	: UNIVERSITY AVE. FAMILY RESIDE	UNIVERSITY AVE. FAMILY RESIDENCE						
Address	: 1041-51 UNIVERSITY AVENUE @W.	1-51 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.

## Asset # : 4449

rchitecture	Current Repair	Future Replacement	eplacement Maintenance						
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priori				
terior									
Exterior Walls			-	<b>#2 5</b> 00					
Masonry: Brick	5% 4+ \$5,600 Vertical Cracks, Extent : Moderate, Area Location : Front Facade Water Penetration, Extent : Moderate, A Location : Bulkheads A And B		5	\$3,500					
Metal Panel	2% Now \$1,100 Deformed/Dented, Extent : Severe, Area Location : Throughout	2050 ** Affected : 10%	5	\$2,600					
Pre-Cast Concrete	3% Now \$7,300 Water Penetration, Extent : Severe, Area Location : Throughout	LIFE ** a Affected : 10%	5	\$6,800					
Stucco Cement	90% Now \$386,000 Cracking/Crumbling, Extent : Severe, An Location : Throughout	2035 ** rea Affected : 20%	5	\$78,000					
Windows	95% 4+ \$132.800	2046 **	_	<b>.</b>					
Aluminum	95% 4+ \$132,800 Air Infiltration, Extent : Moderate, Area Location : Throughout Ctrwt/Balnc Not Funct, Extent : Severe, Location : Throughout		5	\$14,800					
Metal Clad	5% 4+ \$86,700 Bent/Warped Elements, Extent : Severe, Location : Stairs Deteriorated Finish, Extent : Severe, Arc Location : Stairs Thermally Inefficient, Extent : Moderate Location : Stairs	ea Affected : 50%	5	\$4,900					
Parapets									
Pre-Cast Concrete	5% Now \$1,200 Joint Mortar Miss/Erod, Extent : Moder Location : Coping Open Joints, Extent : Moderate, Area Ay Location : Coping Other Observation, Extent : Light, Area Location : Parapet Wall Coping Stone Explanation : Covered With Metal Par	fjected : 25% Affected : 100% s	5	\$1,900					
Stucco Cement	95% Now \$31,500 Cracking/Crumbling, Extent : Moderate Location : Throughout Sub-basement Water Penetration, Extent : Moderate, A Location : Throughout, Gas Meter Roo Other Observation, Extent : Light, Area Location : Parapet Wall Explanation : Covered With Metal Par	Area Affected : 10% om, Compactor Room Affected : 100%	5	\$7,400					

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.

### Asset # : 4449

Architecture	C	Current Repair Future Replacement			М		
System Component Type		ail Date Estimated Co Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							-
Roof							
Modified Bitumen	95% 1	. ,		\$540,300			1
		ation, Extent : Severe, .		d : 20%			
	-	Building C, Bulkhead, E					
Skylight, Metal/Glass	5% 1	. ,		**			
		ation, Extent : Moderat Stairs A And C	te, Area Affe	cted : 10%			
		stairs A Ana C vation, Extent : Light, A	raa Affactad	. 5%			
		Roof Of Building C	rea nyjeciea	. 570			
		n : Some Skylights Not I	Installed				
nterior		2					
Floors							
Carpet	2%		2029	\$26,500	3	\$2,900	
Cast in Place Concrete	5% 1	. ,		* *	5	\$10,600	
		ation, Extent : Severe, .	Area Affecte	d : 5%			
		Sub-basement Floor	1 100	1 50/			
		vation, Extent : Severe,	Area Affecte	ed: 5%			
		Sub-basement					
	$\frac{Explanallor}{10\%}$	n : Ground Water	0 2020	* *	5	¢4.000	
Ceramic Tile		Now \$10,10 umbling, Extent : Severa			5	\$4,900	
	-	Staff Restroom On First		<i>ica</i> . 2570			
Quarry Tile	3%		2035	* *	5	\$4,400	
Vinyl Tile	30%	Now \$13,20		* *	3	\$10,900	
v myr rne		umbling, Extent : Sever		eted : 10%	5	\$10,900	
	-	Throughout 1st Floor					
Wood	50%	0-2 \$342,40	0 2045	* *	5	\$45,600	
		Finish, Extent : Moder		fected : 30%		÷ - )	
	Location : 1	Throughout					
Interior Walls							
Ceramic Tile	2% 1	Now \$146,10	0 2045	* *	5	\$2,500	
		ing Elements, Extent : S	'evere, Area	Affected : 25%			
		Basement Corridors					
		Surface, Extent : Sever	•e, Area Affe	cted : 10%			
	Location : 1	Basement					
Ceramic Tile	8%		2039	* *	5	\$19,800	
Concrete Masonry Unit	5%	φ	LIFE	* *	5	\$5,000	
Gypsum Board	50% 1 Curching/Cur			**	5	\$74,400	
	Location : 1	umbling, Extent : Sever Throughout	e, Area Affec	ned : 10%			
DI		Inrougnoui	1 100	ماد بان	-	<b>#2</b> < 0.00	
Plaster	35%		LIFE	* *	5	\$26,000	

*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.* 

## Asset # : 4449

Architecture		Current Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
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	
ite 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	* *			
	0	Crumbling, Extent : Modera		ffected : 2%			
	Location	: University Ave At Front E	ntry				
On-Site Walkways							
Cast in Place Concrete	95%		2043	* *			
Pavers/Stone	5%		2039	* *			
Electrical		Current Repair	Futu	re Replacement	M	laintenance	
	0∕ of	Current Repair		re Replacement		laintenance	Drignit
	% of Total	Current Repair Fail Date Estimated Cost (Years)		re Replacement Estimated Cost		laintenance Estimated Cost	Priorit
System Component Type		Fail Date Estimated Cost	Year		Cycle		Priorit
System Component Type Jnder 600 Volts		Fail Date Estimated Cost	Year		Cycle		Priorit
System Component Type		Fail Date Estimated Cost	Year		Cycle		Priorit
System Component Type Jnder 600 Volts Service Equipment	Total	Fail Date Estimated Cost	Year FY 2040	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Jnder 600 Volts Service Equipment	Total 100% Other Obs	Fail Date Estimated Cost (Years)	Year FY 2040 a Affected	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Jnder 600 Volts Service Equipment	Total 100% Other Obs Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are	Year FY 2040 a Affected t	<b>Estimated Cost</b> * *	Cycle (Yrs) 5	Estimated Cost \$300	Priorit
System Component Type Jnder 600 Volts Service Equipment	Total 100% Other Obs Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affected t	<b>Estimated Cost</b> * *	Cycle (Yrs) 5	Estimated Cost \$300	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw	Total 100% Other Obs Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affected t	<b>Estimated Cost</b> * *	Cycle (Yrs) 5	Estimated Cost \$300	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	Total 100% Other Obs Location Explanat 100%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affectea t d One 800 2040	Estimated Cost ** 1 : 100% Ampere Main Dis **	Cycle (Yrs) 5	Estimated Cost \$300 Switch	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	Total 100% Other Obs Location Explana	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affectea t t One 800	Estimated Cost * * 1 : 100% Ampere Main Dis	Cycle (Yrs) 5	Estimated Cost \$300 Switch	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards	Total 100% Other Obs Location Explanat 100%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affectea t d One 800 2040	Estimated Cost ** 1 : 100% Ampere Main Dis **	Cycle (Yrs) 5 connect 2 5	Estimated Cost \$300 Switch	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit	Total 100% Other Obs Location Explanat 100%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affectea t d One 800 2040	Estimated Cost ** 1 : 100% Ampere Main Dis **	Cycle (Yrs) 5 connect 2 5	Estimated Cost \$300 Switch	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards	Total 100% Other Obs Location Explanat 100%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year           2040           a Affected           t           d One 8000           2040           2040	Estimated Cost ** 1 : 100% • <u>Ampere Main Dis</u> * * * *	Cycle (Yrs) 5 connect 2 5 1	Estimated Cost \$300 Switch \$300	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw	Total           100%           Other Obs           Location           Explanat           100%           100%           5%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affectea t d One 800 2040 2040 2038	Estimated Cost ** 1 : 100% <u>Ampere Main Dis</u> ** **	Cycle (Yrs) 5 <u>5</u> <u>5</u> 1 5	Estimated Cost \$300 Switch \$300 \$100	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Total           100%           Other Obs           Location           Explanat           100%           100%           5%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affectea t d One 800 2040 2040 2038	Estimated Cost ** 1 : 100% <u>Ampere Main Dis</u> ** **	Cycle (Yrs) 5 <u>5</u> <u>5</u> 1 5	Estimated Cost \$300 Switch \$300 \$100	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring	Total 100% Other Obs Location Explanat 100% 100% 5% 95%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affected t d One 800 2040 2040 2038 2038	Estimated Cost ** 1 : 100% 0 Ampere Main Dis ** ** **	Cycle (Yrs) 5 connect 2 5 1 5 5	Estimated Cost \$300 Switch \$300 \$100	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic	Total 100% Other Obs Location Explanat 100% 100% 5% 95%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affected t d One 800 2040 2040 2038 2038	Estimated Cost ** 1 : 100% 0 Ampere Main Dis ** ** **	Cycle (Yrs) 5 connect 2 5 1 5 5	Estimated Cost \$300 Switch \$300 \$100	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	Total           100%           Other Obs           Location           Explanat           100%           100%           5%           95%           100%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affected t d One 800 2040 2040 2038 2038 2038	Estimated Cost ** 1 : 100% • Ampere Main Dis ** ** ** ** **	Cycle (Yrs) 5 connect 2 5 1 5 5 1	Estimated Cost \$300 Switch \$300 \$1,600	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	Total           100%           Other Obs           Location           Explanat           100%           100%           5%           95%           100%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affected t d One 800 2040 2040 2038 2038 2038	Estimated Cost ** 1 : 100% • Ampere Main Dis ** ** ** ** **	Cycle (Yrs) 5 connect 2 5 1 5 5 1	Estimated Cost \$300 Switch \$300 \$1,600	Priorit
Type         Jnder 600 Volts         Service Equipment         Fused Disc Sw         Switchgear / Switchboard         Fused Disc Sw         Raceway         Conduit         Panelboards         Fused Disc Sw         Molded Case Bkrs         Wiring         Thermoplastic         Motor Controllers         Locally Mounted         Ground	Total           100%           Other Obs           Location           Explanat           100%           100%           5%           95%           100%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Are : Electrical Room Basemen	Year FY 2040 a Affected t d One 800 2040 2040 2038 2038 2038	Estimated Cost ** 1 : 100% • Ampere Main Dis ** ** ** ** **	Cycle (Yrs) 5 connect 2 5 1 5 5 1	Estimated Cost \$300 Switch \$300 \$1,600	Priorit

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### Asset # : 4449

	Asset	#:4449				
Electrical	Current Repair Future Replacemen			М		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting		-				
Interior Lighting						
Fluorescent	65%	2030	\$741,500	10	\$38,800	
	Compact Fluorescent Light, Exter	nt : Light, Area Aff	ected : 100%			
	Location : Apartment Units					
Fluorescent	15%	2030	\$171,100	10	\$8,900	
	T-9 Lamps And Fixtures, Extent :	Light, Area Affecte	ed : 100%			
	Location : Apartment Units					
Fluorescent	10%	2030	\$114,100	10	\$6,000	
	T-8 Lamps And Fixtures, Extent :					
	Location : Offices, Electrical Ar	nd Mechanical Roo	т			
LED	10%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2030	\$46,800	10	\$7,800	
Exit, Service	30%	2030	\$6,900	1		
Exit, Service	20%	2038	* *	1		
Exterior Lighting						
HID	20%	2030	\$52,400	10		
HID	10%	2038	* *	10		
No Component	70%					
larm						
Security System	700/					
No Component	70%	2025	* *	1	¢7 200	
Generic	30%	2035		1	\$7,300	
Fire/Smoke Detection	70%					
No Component	30%	2030	\$215 600	1-3	\$12,000	
Generic, Analog	30%	2030	\$215,600	1-5	\$12,000	
lechanical	Current Repair	Future R	eplacement	М	aintenance	
ystem	% of Fail Date Estimated	Cost Vear Es	timated Cost	Cycle	<b>Estimated</b> Cost	Priori
Component	Total (Years)	FY	cimated Cost	(Yrs)	Litillated Cost	1 1 1011
Туре				( )		
eating						
Energy Source	1000/	2040	* *			
Natural Gas	100%	2040	* *	1		
Conversion Equipment	1000/	2047	* *	1	¢22 100	
Hot Water Boiler	100% Other Observation Frateria Lieb	2047		1	\$32,100	
	Other Observation, Extent : Light Location : Sub-cellar	i, Area Ajjecied : 1	1070			
	Location : Sub-cellar Explanation : 1 Unit					
Distribution	Ехриппиноп . 1 Опи					
Hot Wtr Piping/Pump	100% 0-2 \$30.	,400 2029	\$101,300	4	\$3,200	
not wir Piping/Pump		,400 2029	\$101,500	4	\$3,200	

Corroded, Extent : Moderate, Area Affected : 40% Location : Sub-cellar And Cellar

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

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

## 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	1000/		<b>*</b> • • • • • • •		<b>** *</b> • • • • • •		<b>*</b> 10.000	
Convector/Radiator	100%		\$104,400	2028	\$348,000	1	\$18,900	
	-		oderate, Area Affe					
			ar, Cellar And Var t : Moderate Area					
		vice, Exien 1 : Various	t : Moderate, Area Locations	Ајјестеа	: 20%			
Air Conditioning	Locuiton	i. vurious	Locuitons					
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%	0-2	\$194,400	2028	\$486,100	2	\$600	
cooning	Not in Ser	vice, Exten	t : Moderate, Area	Affected	: 70%			
			ar And Cellar					
	R-22 Refr	igerant, Ext	tent : Light, Area A	ffected :	100%			
	Location	i : Sub-celle	ar 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	200/			2020	¢ 4 < <b>2</b> 00	2	¢ 400	
Interior	20%		¢17.200	2030	\$46,200	2	\$400	
Roof	80% Not in Sar		\$17,300 t : Moderate, Area	2030	\$86,300	2	\$1,300	
	Location		i . Moderale, Area	Ајјестей	. /0/0			
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		o <b>-</b>	* < ^ ^ ·					
Cast Iron	100%		\$6,800	LIFE	* *	1		
			: Moderate, Area	Affected :	: 5%			
$\overline{\mathbf{S}}_{11}$	Locuiton	n : Rooms 5	-u, J-j					
Sump Pump(s) Submersible	100%			2022	\$2,200	4	\$2,100	
Backflow Preventer	10070			2022	\$2,200	+	φ2,100	
Generic	100%			2030	\$16,500	1	\$4,000	
Fixtures	10070			2000	<b>\$10,000</b>	1	φ1,000	
Generic	100%							
		Fixtures, Ex	tent : Severe, Area	Affected	d : 30%			
		i : Various						

#### Fire Suppression

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

Asset # : 4449

Mechanical	Currer	nt Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	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		

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

<sup>\*\*</sup> 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	N FAMILY CI	ENTER			
Address	: 130 BAI	RUCH PLAC	E @ E. HOUS	TON ST		
Borough	: MANHA	ATTAN		: FM07		
Program / Asset #	: DHS007	73.000 / 4445		Yr Built/Renovated	: 1941 / 2015	
Area Sq Ft	: 91,283			<b>Project Type</b>	: HOMELESS SERVI	CES
Date of Survey	: 20-Nov-	-2018		Landmark Status	: NONE	
Areas Surveyed	: Baseme	nt, Roof, Floo	rs 1,3			
Block	: 325	Lot	: 1	BIN	: 1077594	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture			\$1,959,800		\$352,800
Interior Architect	ure			\$412,700		\$1,183,200
Electrical				\$209,400		\$2,180,300
Mechanical				\$1,833,300		
Total				\$4,415,300		\$3,716,300
Importance Code	А			\$2,294,700		\$352,800
Importance Code	В			\$2,067,700		\$3,288,100
Importance Code	С			\$52,900		\$75,400
Total				\$4,415,300		\$3,716,300
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture		\$3,000			\$9,500
Interior Architect	ure		\$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	А		\$3,000	\$9,000	\$9,000	\$18,500
Importance Code	В		\$56,700	\$10,800	\$7,000	\$50,100
Importance Code	С		\$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.* 

## **URBAN FAMILY CENTER**

#### Asset # : 4445

chitecture	Current Repair	- Futur	e Replacement	Maintenance		
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls						
Cast in Place Concrete		\$182,400 LIFE	* *	5	\$75,700	
	Cracking/Crumbling, Exter	it : Moderate, Area Aj	fected : 10%			
	Location : Throughout	<b>A2 1 2 2 0 0 1 1 1 1 1 1 1 1 1 1</b>	ala ala		<b>\$50.000</b>	
Cast Stone/Terra Cotta		\$343,300 LIFE	**	5	\$59,200	
	Cracking/Crumbling, Exter Location : Throughout	it : Moderate, Area Aj	Jected : 30%			
	Diagonal Cracks, Extent : 1	Moderate Area Affec	ted . 30%			
	Location : Throughout	поиегие, лгеи лујес	eu . 5070			
Masonry: Brick		\$780,500 LIFE	* *	5	\$121,100	1
wasuniy. DHUK	Cracking/Crumbling, Exter			5	\$121,100	1
	Location : Throughout		<i>jeeleu</i> : 2070			
	Joint Mortar Miss/Erod, Ex	tent : Moderate, Area	a Affected : 40%			
	Location : Throughout	····, ···,	55			
	Loose Units, Extent : Sever	e, Area Affected : 409	6			
	Location : Throughout					
Stucco Cement	5%	2035	* *	5	\$18,900	
Windows						
Aluminum		\$484,900 2046	* *	5	\$9,000	
	Air Infiltration, Extent : Mo	oderate, Area Affected	1 : 30%			
	Location : Throughout					
	Broken/Missing Elements,	Extent : Moderate, Ar	ea Affected : 20%			
	Location : Throughout		100 1 200/			
	Ctrwt/Balnc Not Funct, Ext	ent : Moderate, Area	Affected : 30%			
	Location : Throughout	#2.000 2020	ىكە بىكە			
Metal Louvers	5% 0-2 Corrosion/Rusting, Extent.	\$3,000 2039	* *			
	Location : Throughout	Ligni, Area Ajjeciea	. 10%			
Parapets	Location . Throughout					
Metal: Cage/Fence	100%	2035	* *	5-10	\$86,800	
Roof						
Modified Bitumen	97%	2038	* *	10	\$60,600	
Skylight, Metal/Glass		\$118,200 2040	* *			
	Corrosion/Rusting, Extent.		cted : 25%			
	Location : Bulkheads, Thi	-				
	Glazing Broken/Cracked, E		a Affected : 10%			
	Location : Bulkheads, Th	-	1 100 (			
	Water Penetration, Extent :		cted : 10%			
	Location : Bulkheads, Thi	roughout				

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.

## URBAN FAMILY CENTER

#### Asset # : 4445

Architecture	Current Repair			Futur	e Replacement	Maintenance			
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior Floors									
Cast in Place Concrete			\$1,500 Extent : Light, Are at Mechanical Roor		* * ed : 5%	5	\$14,900		
Ceramic Tile	10% Cracking/	Now Crumbling,	\$56,400 Extent : Moderate ns In Apartments	2039	* * ffected : 30%	5	\$6,800		
Vinyl Tile	Location Worn/Ero	: Basemen ded, Extent	\$52,600 Extent : Light, Ard at And 1st Floor Of : Light, Area Affect at And 1st Floor Of	fices, Ap ted : 759	artments Througho %		\$43,500		
Interior Walls									
Cast in Place Concrete	10%			LIFE	* *				
Ceramic Tile		issing Elem	\$52,900 ents, Extent : Mod nts Bathrooms Thr		* * ea Affected : 20%	5	\$9,000		
Concrete Masonry Unit	5%			LIFE	* *	5	\$7,200		
Gypsum Board		Now	\$15,900	LIFE	* *	5	\$21,500		
Cypoun Dourd	Cracking/	Crumbling,	Extent : Light, Ard nts Throughout		ed : 10%	0	<i>421,200</i>		
Plaster	Location Water Per	: Staircase etration, E	Extent : Moderate es Throughout xtent : Moderate, A es Throughout	-	-	5	\$75,400		
Ceilings			0						
AcousTileSusp.Lay-In	10%			2043	* *	5	\$12,800		
Gypsum Board		0-2 Crumbling, : Through	\$13,800 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$32,000		
Plaster	Location	Crumbling, : Bulkhead	\$250,800 Extent : Moderate ds xtent : Moderate, 2			5	\$55,900		
		: Bulkhead							
ite Enclosure									
Fence/Gates									
Iron Picket			Extent : Light, Area out Main Entrance		* * d : 50%				
Retaining Walls									

Site Pavements

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

## **URBAN FAMILY CENTER**

#### Asset # : 4445

rchitecture		Current F	Repair	Future	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
e Pavements								
Public Sidewalk	1000/	NT	¢10 <b>2</b> 00	2042	* *			
Cast in Place Concrete	Cracking/ Location Misaligne Location	1 : West Sid d/Bulging, 1 : West Sid	\$10,200 Extent : Moderate e Of Building Extent : Moderate, e Of Building ent : Moderate, At	Area Aff	fected : 10% ected : 5%			
			e Of Building	eu 199 eeu				
On-Site Walkways Cast in Place Concrete	-		\$29,200 xtent : Moderate, A ey	2043 rea Affec	* * ted : 10%			
ectrical		Current F	Repair	Future	e Replacement	м	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
der 600 Volts								
Service Equipment	1000/	0.0	\$ <b>20.500</b>	20.00	* *	-	<b>#2</b> 00	
Fused Disc Sw	Location	servation, E 1 : Electrica	\$39,500 Extent : Light, Area Il Room 800 Ampere Main .		: 100%	5 sure Sho	\$200	
Switchgear / Switchboard	Елриини		500 Impere Main	Disconne	er Switches. Encio	sure sho	ws signs of Rusi.	
Fused Disc Sw	100%	0-2	\$130,400	2060	* *	5	\$200	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
		ı : Basemen						
	Explana	tion : Equip	oment Shows Signs	Of Rust.				
Raceway Conduit	15%			2030	\$15,900	1		
Conduit	85%			2030	\$89,900	1		
Panelboards	0070			_000	409,900	•		
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		Aged, Exte	\$16,400 ent : Light, Area A <u>f</u>	2055 Fected : 1	* *	1		
	Location	ı : Basemen	et					
Thermoplastic	40%			2040	* *	1		
Thermoplastic	50%			2030	\$82,100	1		
Motor Controllers								
Locally Mounted Locally Mounted	30% 70%			2035 2028	* * \$139,800	5 5	\$200 \$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.

## **URBAN FAMILY CENTER**

#### Asset # : 4445

			Asset # : 4	445				
lectrical		Current	Repair	Futur	e Replacement	N	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
round								
Grounding Devices								
Generic	Location			LIFE Affected	* * ! : 100%	5	\$1,300	
ghting								
Interior Lighting Fluorescent	100%			2030	\$1,602,100	10	\$83,700	
	Location	1 : Through	Extent : Light, Area out g T8 Lamps	Affected	2 : 100%			
Egress Lighting	Lapiana		5 - 0 - 20mps					
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%	I						
larm								
Fire/Smoke Detection								
No Component	85%							
Under Construction	15%	1						
lechanical		Current	Repair	Futur	e Replacement	N	laintenance	
ystem Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре		(				( )		
eating								
Energy Source Interruptible Gas/Dual Fuel	100%	4+	\$50,100	2050	* *	1		
1 401	Location	n : Basemer	t : Moderate, Area 1t Vault, Fuel Tank he Facility Presenti	And Fue	el Delivery System			
Conversion Equipment	- 10. 10011	- ~y, 11		, spera	en emporary			
Steam Boiler	Damaged		\$295,400 evere, Area Affecte			1	\$81,400	
	On A Te Other Obs	emporary H servation, E	ent Damaged Durin eating System. Extent : Light, Area	0		acility Pr	esently Operates	
		n : Basemer						
	схріапа	tion : 2 Un	115					
Distribution								
Distribution Central Plant Steam Piping/Pmp	100%	4+	\$772,400	2050	* *	4	\$4,500	

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

## **URBAN FAMILY CENTER**

#### Asset # : 4445

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating					_			
Terminal Devices								
Convector/Radiator		4+ led Life, Ex : Through	\$232,100 tent : Severe, Area out	2043 Affected	* * 100%	1	\$25,200	
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	2007			TIPP	* *	25	¢10.000	
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$10,200	
No Component	80%							
Exhaust Fans Roof	10%			2030	\$15 200	2	\$300	
	10% 90%			2030	\$15,200	2	\$200	
No Component lumbing	90%							
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
HW Heat Exchanger	10070			2010		1		
Steam Fired	100%	4+	\$72,700	2050	* *	4	\$9,000	
	Not in Ser	vice, Exten	t : Severe, Area Afj at, Equipment Was	fected : 1		e Sandv	\$7,000	
Sanitary Piping			· · · ·	0		-		
Cast Iron	90%	Now	\$180,400	LIFE	* *	1		
	Location	: Throuhg	Extent : Severe, Are out	ea Affecte	d : 100%			
			Sewer Cracked					
Cast Iron	10%		\$66,800	LIFE	* *	1		
	-		evere, Area Affecte			<i></i>		
	Location	: Through	out Residence Bath	hrooms, I	Defective Bath Tub	e Triple .	Lever Valves	
Storm Drain Piping Cast Iron		4+ led Life, Ex : Through	\$95,100 tent : Moderate, A out	LIFE rea Affec	* * ted : 100%	1		
Sump Pump(s)								
Non-Submersible	-	-	\$2,800 nt : Moderate, Are nt, 4 Of 8 Defective		* * d : 50%	4	\$400	
Non-Submersible	80%		.,,	2025	\$11,100	4	\$1,500	
TAOH-DUDIEI SIDIE	0070			2023	φ11,100	+	\$1,500	
Backflow Preventer								
Backflow Preventer	100%			2030	\$23 200	1	\$5 600	
Backflow Preventer Generic Fixtures	100%			2030	\$23,200	1	\$5,600	

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

## URBAN FAMILY CENTER

#### Asset # : 4445

Mechanical	Curren	t Repair Futu	re Replacement	Μ	laintenance	
System Component Type	% of Fail Dat Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler No Component	70%					
Generic	30%	2040	* *	1-2	\$7,700	

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

<sup>\*\*</sup> 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	: WAYSIDE MACDONOUGH RESIDE	NCE (2 BUILDING	S)
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
<b>Total</b> Importance Code A	<b>\$32,100</b> \$6,800	<b>\$21,400</b> \$3,100	<b>\$23,600</b> \$2,200	<b>\$33,400</b> \$5,000
		,	,	,
Importance Code A	\$6,800	\$3,100	\$2,200	\$5,000



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

Asset # : 4458

rchitecture		Current F	Repair	Futur	re Replacement	M	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								•
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, E	xtent : Moderate, 2	Area Affe	ected : 30%			
	Location	: Through	out					
Roof								
Modified Bitumen	49%			2030	\$87,000	10	\$6,000	
Modified Bitumen	49%			2038	* *	10	\$6,000	
	Recent Re Location		ent, Extent : Light,	Area Aff	fected : 100%			
Skylight, Metal/Glass	2%	Now	\$3,900	2040	* *			
	Miss/Dam		ings, Extent : Mod		rea Affected : 15%			
		etration, E. : Bulkhead	xtent : Light, Area l	Affected	! : 5%			
erior 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	* *		-	
	4%			LIFE	* *			
Masonry: Fieldstone	<del>4</del> 70							
Masonry: Fieldstone	7/0							
Masonry: Fieldstone Ceilings	85%			LIFE	* *	5	\$35,400	
Masonry: Fieldstone				LIFE LIFE	* *	5 5	\$35,400 \$3,100	
Masonry: Fieldstone Ceilings Gypsum Board	85%							
Masonry: Fieldstone Ceilings Gypsum Board Plaster	85%							

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

Asset # : 4458

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure								
Retaining Walls	/							
Cast in Place Concrete	50%			2065	* *			
Masonry: Brick	50%		\$200	2040	* *			
			od, Extent : Moder	ate, Area	a Affected : 2%			
	Location	ı : Main En	try Ramp					
ite Pavements								
Public Sidewalk	1000/			2025	* *			
Cast in Place Concrete	100%			2035	* *			
On-Site Walkways	500/			2025	* *			
Cast in Place Concrete	50%			2035	* *			
Pavers/Stone	50%			2039				
Activity Yard	1000/			2025	* *			
Rubber Matting	100%			2035	• •			
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1110111
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	\$200	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
		ı : Electrica						
	Explana	tion : One -	400 Ampere And Tv	vo 200 A	mperes Main Disc	onnect S	witches.	
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	* *	5	\$200	
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		
fround								
Grounding Devices Generic	100%			LIFE	* *	5	\$700	

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

#### Asset # : 4458

		Asset # : 4	430				
Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	95%	_	2038	* *	10	\$39,200	
		rvation, Extent : Light, Area	Affected	! : 100%			
		Throughout Building					
		on : T-8 Lamp Type Fixtures					
Fluorescent	5%		2025	\$39,500	10	\$2,100	
	Other Obse	rvation, Extent : Light, Area	Affected	! : 100%			
	Location :	Basement					
	Explanation	on : T-12 Lamp Type Fixture	es 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%						
larm							
Security System							
No Component	90%						
Generic	10%		2038	* *	1	\$1,700	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	. ,	2040	* *	1-3	\$7,600	
		rvation, Extent : Light, Area	Affected	! : 100%			
		Throughout Building					
	Explanation	on : The Fire Alarm System	Is Not O <sub>l</sub>	perational.			
Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System							D
Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
Ieating							
Energy Source							
Natural Gas	100%		2050	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2035	* *	1	\$22,300	
		rvation, Extent : Light, Area		! : 100%		÷ )- • •	

Location	•	Boiler Room
Locuiton		Doner Room

Explanation : 3 Gas Fired Modular Hot Water Boilers, Hydrotherm 720,000 B T $U/HR$

Distribution					
Hot Wtr Piping/Pump	100%	2038	* *	4	\$3,300
Terminal Devices					
Convector/Radiator	100%	2035	* *	1	\$14,500
Conditioning					
Energy Source					
Electricity	100%	2046	* *	1	

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

Asset # : 4458

Machanical						• /	
Mechanical	Current Repair			e Replacement		aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Window/Wall Unit No Component	25% 75%		2025	\$23,400	1		
Ventilation Distribution Ductwork/Diffusers No Component	50% 50%		LIFE	* *	2-5	\$12,500	
Exhaust Fans Roof	100% Now Malfunctioning, Exten Location : Roof	\$22,400 nt : Severe, Area A	2030 ffected :	\$74,700 30%	2	\$1,100	
Plumbing H/C Water Piping	1000/		2040	* *			
Brass/Copper Water Heater	100%		2040	* *	1		
Gas Fired	100% Recent Installation, E Location : Basemen Other Observation, E Location : Basemen Explanation : Two 7	nt, One Newly Insta Extent : Light, Area It	lled Unit Affected	: 100%	2	\$700	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						
Fire Suppression Sprinkler No Component Generic	99% 1% Other Observation, E Location : Laundry Explanation : One S	Room			1-2	\$100	

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

<sup>\*\*</sup> 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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	<ul> <li>: 1075 WE</li> <li>: BRONX</li> <li>: DHS0079</li> <li>: 57,913</li> <li>: 15-Feb-20</li> </ul>		5 STREET Agency's Number Yr Built/Renovated Project Type Landmark Status	: SR01 : 1991 / : HOMELESS SERVIO : NONE	CES
Block	: 2425	Lot : 20	BIN	: 2102353	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$775,300		\$198,400
Interior Architect	ure		\$80,200		\$82,800
Electrical					\$1,551,300
Mechanical			\$332,700		
Total			\$1,188,200		\$1,832,400
Importance Code	А		\$864,600		\$198,400
Importance Code	В		\$323,600		\$1,634,100
Total			\$1,188,200		\$1,832,400
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$24,700	\$3,800		\$400
Interior Architect	ure	\$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/Escalat	ors	\$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.* 

## WEBSTER AVENUE SRO

#### Asset # : 4451

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
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	
	U		nt : Severe, Area A <u>f</u>	fected : (	50%			
		: Through		4 40	c ( 1 200/			
			ct, Extent : Severe,	Area Aff	ected : 30%			
<b>D</b>	Location	: Through	oui					
Parapets Masonmy Prick Covity	75%			LIFE	* *	5	\$3,400	
Masonry: Brick Cavity Metal Panel	73% 5%			2050	* *	5 5	\$3,400	
	5% 20%	Now	\$2 800	2030	* *	5 5		
Metal: Cage/Fence			\$3,800 Extent : Moderate, A			3	\$2,900	
		: Through		пей лује	cieu . 2570			
			Extent : Moderate,	Area Afi	fected · 25%			
		: Through		217 cu 21jj	eereu : 2570			
Roof								
IRMA/Protected	80%	Now	\$18,700	2030	\$93,500			
Membrane	0070	11011	\$10,700	2020	\$75,500			
		aged Flash : Main Ro	ings, Extent : Mod of	erate, Ar	ea Affected : 25%			
Metal Panel	15%			2043	* *	10	\$3,800	
Skylight, Metal/Glass	5%	4+	\$2,200	2050	* *			
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 2%			
	Location	: Skylight						
erior								
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		Now	\$80,200	2040	* *	3	\$3,300	
			Extent : Severe, A	rea Affec	eted : 25%			
		: Pavilion			50/			
			: Severe, Area Affe	ected : 2:	0%			
T / ' XX7 11	LOCATION	: Pavilion	, Lounge					
Interior Walls	50/			2020	* *	5	¢2 200	
Ceramic Tile	5% 10%			2039	* *	5	\$3,300 \$4,000	
Glass: Single Pane	10%	4.1	\$24 500	LIFE	* *	5 5	\$4,900 \$22,200	
Gypsum Board	85% Cracking	4+ Crumbling	\$24,500 Extent : Moderate	LIFE		3	\$33,200	
	Crucking/	crumoung,	Enteri . Mouerale	, лгеи Ај	yecieu . 1070			

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

## WEBSTER AVENUE SRO

#### Asset # : 4451

Architecture		Current I	Repair	Futur	e Replacement	М	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Ceilings	•	4.	<b>*2</b> 100	0040	ate ate	-	<b>#0.000</b>	
AcousTileSusp.Lay-In	-		\$3,100 , Extent : Moderate Room	2043 , Area A	* * ffected : 2%	5	\$8,800	
Exposed Concrete	Exposed F	Now Reinforceme a : Electric	\$7,600 ent, Extent : Severe Room	LIFE , Area Aj	* * ffected : 2%	5	\$700	
Gypsum Board	75%			LIFE	* *	5	\$82,800	
ite Enclosure							-	
Fence/Gates								
Iron Picket			\$700 hents, Extent : Mod Avenue	2065 erate, Ar	* * ea Affected : 2%			
Retaining Walls								
Cast in Place Concrete	100%			2065	* *			
ite 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	* *			
lectrical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	\$200	
		ervation, E	Extent : Light, Area		! : 100%		* - *	
			al Room Basement					
	Explana	tion : One .	3,000 Ampere Mair	n Discon	nect 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	

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### WEBSTER AVENUE SRO

#### Asset # : 4451

Electrical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	
Stand-by Power						
Transfer Switches					<u></u>	
Automatic	100%	2035	* *	1	\$17,800	
Generators	1000/	2022	* *		<b>#22</b> 400	
Diesel	100% Other Observation, Extent : A Location : Roof Explanation : One 230 Kild		: 100%	1 s Ago	\$22,400	
Batteries	Explanation : One 250 Hite		Since Inice Ican	1180		
Lead/Acid	100%	2023	\$1,600	5	\$2,100	
Fuel Storage	10070	2020	\$1,000		<i> </i>	
Day Tank	50% Now Other Observation, Extent : A Location : Roof			5	\$2,700	
	Explanation : Tank Is Leak					
Main Tank	50% Other Observation, Extent : A Location : Basement	2045 Light, Area Affected	* *	5	\$900	
	Explanation : One 1,000 G	allon Rating Capaci	ty			
Lighting						
Interior Lighting Fluorescent	40% T-8 Lamps And Fixtures, Ext Location : Offices Through			10 vay	\$21,200	
Fluorescent	60% Compact Fluorescent Light, . Location : Throughout Ten	U	00	10	\$31,900	
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	1000/	2045	-اد راي	~	¢1 <b>7</b> 00	
Generic	100%	2045	* *	5	\$1,700	
Alarm						
Security System	700/					
No Component	70% 30%	2030	\$56 100	1	\$6 500	
Generic	30% Other Observation, Extent : 1 Location : Hallways And O Explanation : CCTV Survey	Light, Area Affected utside	\$56,100 : 100%	1	\$6,500	

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

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

## WEBSTER AVENUE SRO

#### Asset # : 4451

lectrical		Current F	tepair	Futur	re Replacement	N	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm Fire/Smoke Detection No Component Generic, Digital	Location	: Through	xtent : Light, Area out The Building e Lights, Smoke Do			1-3 ons, Horr	\$10,700 ns And Alarm Bells	
/lechanical		Current F	Repair	Futur	re Replacement	Μ	laintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
eating								
Energy Source Electricity	15%			2040	* *	1		
Natural Gas	5%			2040	* *	1		
Interruptible Gas/Dual Fuel	80%			2040	* *	1		
Conversion Equipment Furnace	10%	0-2	\$13,600	2040	* *	1	\$2,600	
	Location Unit Inope Location Other Obs	e : No. 1 Un erable, Exte e : No. 2 Un	nt : Moderate, Are it xtent : Light, Area	ea Affecte	ed : 50%			
		tion : 2 Smc	ull Old Rooftop Un					
Heat Pump Air Sourced	30%			2028	* *	2	\$5,400	
Hot Water Boiler	Location		xtent : Light, Area t Boiler Room t	2043 Affected		1	\$11,500	
Hot Water Boiler	20% Abandone Location Other Obs Location	0-2 d in Place, a : Boiler Ro vervation, E	\$89,300 Extent : Moderate oom xtent : Light, Area t Boiler Room		-	1	\$5,200	
Distribution	-							
Hot Wtr Piping/Pump	Location	xtent : Mod 1 : 1st Floor	\$5,400 erate, Area Affecto Custodian Office nt : Moderate, Are	And 6th	Floor Case Manag	4 ger Office	\$400 e.	
		: 1st Floor	Pavilion And Wh					
Hot Wtr Piping/Pump No Component	65% 20%			2038	* *	4	\$2,800	

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### WEBSTER AVENUE SRO

#### Asset # : 4451

Mechanical		Current	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	75%			2035	* *	1	\$14,000	
Convector/Radiator	5%		\$1,600	2035	* *	1	\$800	
			t : Moderate, Area	Affected	: 50%			
		ı : 1st Floo		A				
		servation, E 1 : 1st Floo	Extent : Moderate, A	4rea Affe	ectea : 50%			
				Logt In D	ili on			
No Common ant	20%		e Is No Sufficient H	eat in F	avillon			
No Component Air Conditioning	2070							
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment	10070			2000		-		
Heat Pump Air Sourced	30%	0-2	\$51,600	2024	\$171,900	2	\$900	
1			t : Moderate, Area					
	Location	ı : Various	Locations					
	6	0	tent : Light, Area A		100%			
	Location	1 : 52 Smal	l Units, Various Lo	cations				
Ext Pkg Unit -	5%			2025	\$36,300	2	\$200	
Heating/Cooling								
			Extent : Moderate,					
			Refer To Heating C			lion Roo	f	
	-	-	tent : Light, Area A			1. D	<i>c</i>	
		i : 2 Units I	Refer To Heating C			lion Roo	<i>f</i>	
Window/Wall Unit	5%			2025	\$6,000	1		
No Component	60%							
Ventilation								
Distribution Ductwork/Diffusers	20%			LIFE	* *	2.5	\$6 500	
No Component	20% 80%			LIFE		2-5	\$6,500	
Exhaust Fans	8070							
Roof	20%			2030	\$19,200	2	\$400	
No Component	80%			2050	¢19,200	2	\$100	
Plumbing	0070							
H/C Water Piping								
Brass/Copper	15%	0-2	\$13,000	2040	* *	1		
**			k, Extent : Modera		Affected : 75%			
	Location	ı : Defectiv	e Unit Set. Baseme	nt				

*Note : 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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## WEBSTER AVENUE SRO

#### Asset # : 4451

Mechanical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater	4000/ 0.0	<b>**</b>		<b>** * * *</b>		<b>* - ^ ^</b>	
Gas Fired	100% 0-2 Corroded, Extent : M Location : Baseme Leak Evident, Extent Location : Baseme	nt : Moderate, Area A			2	\$700	
			1	C			
	Not Energy Efficient Location : Baseme		, Area A <u>f</u>	<i>fectea</i> : 100%			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% 0-2 Corroded, Extent : M Location : The Hot		2030 cted : 50	\$8,800	4	\$1,200	
Sewage Ejector(s)							
Electric	100% 0-2 Not in Service, Exter Location : Baseme		2030 Affected	\$16,700 : 100%	4	\$2,300	
Fixtures Generic	100% Obsolete Fixtures, E Location : Various		rea Affec	eted : 15%			
Vertical Transport							
Elevators							
Geared Traction	100% Other Observation, I Location : Baseme Explanation : 2 Un	nt To 9th Floor		**			
Fire Suppression	· · ·		-				
Standpipe							
Generic	100%		2040	* *	1-5	\$30,300	
Sprinkler Generic	100%		2040	* *	1-2	\$16,200	
Fire Pump	10070		2070		1 '2	ψ10,200	
Generic	100%		2033	* *	1	\$10,800	
Chemical System	100/0		2000		*	\$10,000	
No Component	99%						
Generic	1%		2028	\$300	1-3		

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

## Print Date : 08-Sep-2020 DEPT. OF HOMELESS SERVICES - FY 2021

Asset Name	: WILLOV	V AVENUE MENS SHEL	ГER		
Address	: 781 EAST	T 135TH STREET @WIL	LOW AVENUE		
Borough	: BRONX		Agency's Number	: HX010	
Program / Asset #	: DHS0075	.000 / 4447	Yr Built/Renovated	: 1886 / 2014	
Area Sq Ft	: 29,000		<b>Project Type</b>	: HOMELESS SERV	ICES
Date of Survey	: 07-Feb-20	)19	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 Architec	ture		\$564,900		\$96,600
Interior Architect	ure		\$1,075,200		\$42,900
Electrical			\$254,500		\$190,700
Mechanical					\$450,500
Total			\$1,894,500		\$780,700
Importance Code	А		\$564,900		\$143,600
Importance Code	В		\$1,264,200		\$637,200
Importance Code	С		\$65,500		
Total			\$1,894,500		\$780,700
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$17,100			\$15,100
Interior Architect	ure		\$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/Escalat	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$83,000	\$14,300	\$12,600	\$82,700
Importance Code		\$20,100	\$2,900	\$2,900	\$18,100
Importance Code		\$62,800	\$10,300	\$9,700	\$64,600
Importance Code	С		\$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.

Asset # : 4447

Architecture		Current I	Repair	Futur	e Replacement	nent Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$4,500	
Masonry: Brick	98%			LIFE	~ ~	5	\$44,100	
Windows Aluminum	Ctrwt/Bali	Now 1c Not Fun : Through	\$483,700 ct, Extent : Severe, out	2055 Area Afj	* * fected : 90%	5	\$5,400	
Wood	Deteriorat Location	: Basemen	\$17,100 Extent : Moderate, nt , Extent : Moderate			5	\$2,800	
	Location Split/Crac	: Basemen	t : Moderate, Area					
Parapets	1000/			20.42	* *	5 10	¢122 700	
Metal Rail	100%			2043	* *	5-10	\$133,700	
Roof Modified Bitumen	-		tent : Light, Area A of At Edges	2035 Iffected :	* *	10	\$15,100	
Soffits								
Stucco Cement	100%			2043	* *	5		
nterior								
Floors Cast in Place Concrete	10%			LIFE	* *	5	\$9,000	
Cast in Place Concrete Ceramic Tile		Now	\$42,800	2045	* *	5 5	\$9,000 \$1,000	
Ceranice The	Broken/M		ents, Extent : Seve		Affected : 100%	5	\$1,000	
Ceramic Tile	5%			2039	* *	5	\$2,100	
Vinyl Tile	25%			2035	* *	3	\$3,900	
Wood	Deflection Location Dry Rot/D	: Through ecay, Exter	\$800,600 Extent : Moderate, 2 out, 1st Through 4 nt : Moderate, Area	th Floors a Affected	d : 25%	5	\$21,300	
	Poor Subf Location Split/Crac	loor Evider : Through ked, Extent	out, 2nd Through 4 nt, Extent : Modera out All Floors t : Moderate, Area	te, Area	Affected : 50%			
	Other Obs Location	ervation, E : Upper F			! : 100% ums Is Questionabl	0		

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

### Asset # : 4447

			A3561 # . 4					
Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
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		Now	\$65,500	LIFE	* *			
	-	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 30%			
Metal Panel	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	2%			2043	* *	5	\$800	
Exposed Struc: Wood	15%	Now	\$166,300	LIFE	* *			
	Dry Rot/D	ecay, Exter	nt : Moderate, Area	ı Affected	d : 50%			
	Location	a : 4th Floo	rs					
		ked, Exteni 1 : 4th Floo	: Moderate, Area	Affected	: 50%			
		ded, Extent 1 : 4th Floo	: Moderate, Area . rs	Affected	: 75%			
Gypsum Board	83%			LIFE	* *	5	\$42,900	
te Enclosure							. ,	
Fence/Gates								
Chain Link	90%			2050	* *			
Iron Picket	10%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$800	2065	* *			
			xtent : Moderate, A s In Areaway To Bo		cted : 5%			
te Pavements								
Public Sidewalk								
Cast in Place Concrete	Cracking/	Now Crumbling, 1 : Willow A	\$32,200 Extent : Severe, A lvenue	2043 rea Affec	* * eted : 40%			
Parking/Driveway								
Asphalt	100%			2039	* *			
		0						
lectrical		Current I		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$5,200	5	\$100	
		ervation, E	Extent : Light, Area					
			ıl Room - Basemen					
	· ·	tion : Two nd Apartme	400 Ampere And T ent Units.	hree 200	Ampere Main Dise	connect S	Switches For The	

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

Asset # : 4447

Electrical	Current Repair			Futur	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 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		
			ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Basemen	et (					
Thermoplastic	70%			2040	* *	1		
Motor Controllers								
Locally Mounted	100%			2028	\$59,900	5	\$200	
Bround								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
ighting								
Interior Lighting								
Fluorescent	50%			2025	\$254,500	10	\$13,300	
	-		ures, Extent : Ligh	t, Area A	Iffected : 100%			
	Location	: Through	out The Building					
Fluorescent	50%			2035	* *	10	\$13,300	
	T-8 Lamps	And Fixtu	res, Extent : Light,	Area Af	fected : 100%			
	Location	: Through	out 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%							
Jarm								
Security System								
No Component	30%							
Generic	70%			2030	\$65,600	1	\$7,600	
	Other Obs	ervation, E	Extent : Light, Area	Affected				
	Location	: Hallway	s, Offices, Outside	Perimete	er			
	Explana	tion : CCT	V Surveillance Can	ieras				
Fire/Smoke Detection	<u>^</u>							
Generic, Digital	100%			2035	* *	1-3	\$17,900	
		ervation, E	xtent : Light, Area		l : 100%			
	Location	: Through	out The Building					
				ull Stati	ons, Alarm Bells, S	Smoke De	ptectors	

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

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

#### Asset # : 4447

A3561 # . 4447									
Mechanical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
Heating									
Energy Source									
Fuel Oil No 2	100%			2030	\$56,500	5	\$9,000		
<b>Conversion Equipment</b>									
Steam Boiler	Location	: Boiler Ro				1	\$6,500		
	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.								
	-	tion : 1 Unit	. No Return Pipe			Re-feed T			
Steam Boiler	Location		ctent : Light, Area The Basement Boi	00		1	\$21,500		
Distribution	-								
Steam Piping/Pump	Location Leak Evid	Extent : Mo : Boiler Ro	Moderate, Area A						
Terminal Devices									
Convector/Radiator		0-2 y Efficient, I : Various L	\$3,100 Extent : Moderate locations	2028 , Area A <u>j</u>	\$155,200 ffected : 10%	1	\$8,400		
Air Conditioning									
Energy Source									
Electricity	100%			2038	* *	1			
<b>Conversion Equipment</b>									
Window/Wall Unit	15%			2025	\$9,100	1			
No Component	85%								
Ventilation									
Exhaust Fans	100/				<b>*</b> 4 0 0 0	•	<b>* 1</b> • •		
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	10070								

Vertical Transport

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

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

Asset # : 4447

Mechanical	Current Repair	Future Replace	ment	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						-
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	a Affected : 100%				
	Location : Basement To 4th Floor					
	Explanation : 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2040	* *	1-2	\$8,100	

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

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.