Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : 85 LEXINGTON AVENUE

Address : 85 LEXINGTON AVE. BTWN CLASSON AVE - FRANKLIN AVE
Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 24,666 Project Type : HOMELESS SERVICES

Date of Survey : 06-Jul-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1967 Lot : 68 BIN : 3056327

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$101,500	
Interior Architecture	\$58,900	\$1,420,900
Electrical	\$342,100	\$104,800
Mechanical		\$325,000
Total	\$502,500	\$1,850,700
Importance Code A	\$101,500	
Importance Code B	\$401,000	\$1,850,700
Total	\$502,500	\$1,850,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$60,700	\$3,000		\$900
Interior Architecture	\$19,200	\$4,000		\$3,900
Electrical	\$5,900	\$2,900	\$27,000	\$3,300
Mechanical	\$64,200	\$9,000	\$28,400	\$9,000
Site Pavements	\$18,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$173,000	\$22,800	\$59,300	\$21,100
Importance Code A	\$61,900	\$4,200	\$1,300	\$2,100
Importance Code B	\$94,000	\$16,500	\$58,100	\$19,000
Importance Code C	\$17,100	\$2,200		
Total	\$173,000	\$22,800	\$59,300	\$21,100



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 #: 1976

rchitecture	Current R	epair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	0.50/ 3.1	<b>#04.000</b>	TIPE	* *	~	<b>#22</b> (00	
Masonry: Brick	85% Now Joint Mortar Miss/Ero	\$94,800 d Extent : Light	LIFE Area Affe		5	\$23,600	
	Location : Rear Wall	_	11, ca 11, j c	. 1070			
	Painted Surfaces, Exte	nt : Light, Area A	ffected : .	30%			
	Location : Front Fac						
	Water Penetration, Ex		Affected .	: 10%			
	Location : Rear Wall			di di		0.1.000	
Masonry: Brick	15% 4+	\$6,700	LIFE	**	5	\$4,200	
	Cracking/Crumbling, I Location : West Face	-	га Ајјесте	:a : 10%			
	Other Observation, Ex		Affected	: 100%			
	Location : West Face	-	33				
	Explanation : Stucco	On Brick					
Windows	1000/		20.45	ata ata	_	<b>#1</b> 000	
Aluminum	100%		2047	* *	5	\$1,900	
Parapets Masonry: Brick	60% Now	\$6,500	LIFE	* *	5	\$2,600	
wasomy. Drick	Vegetation Growth, Ex			d : 5%	3	Ψ2,000	
	Location : West Face						
Metal Panel	5% Now	\$3,500	2051	* *	5	\$400	1
	Broken/Missing Eleme		re, Area A	Affected : 20%			
	Location: Coping A		1.00	2007			
	Deformed/Dented, Ext Location : Coping A		Affectea	: 20%			
Matal. Cana/Eauca		west i urupet	2044	* *	5 10	¢11 000	
Metal: Cage/Fence Roof	35%		2044		5-10	\$11,900	
Asphalt Shingle	5%		2040	* *	10	\$300	
IRMA/Protected	85% Now	\$43,600	2036	* *		4000	
Membrane							
	Paver Block Ballast, E	_	a Affected	d : 100%			
	Location: Throughout		1 166-	-4-1.200/			
	Vegetation Growth, Extent : Moderate, Area Affected : 30% Location : Lower Roof						
	Water Penetration, Ext		lrea Affec	cted : 10%			
	Location : Througho		33				
Roll Roofing	10%		2030	\$22,500	5	\$5,900	
Soffits	1000/		2011	ate ate		<b>#</b> 400	
Stucco Cement	100%		2044	* *	5	\$400	

Interior

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 #: 1976

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors	400/			• • • • •	de de	_	<b>**</b>	
Ceramic Tile	10%		4	2040	**	5	\$3,600	
Quarry Tile	5%		\$2,600	2044	**	5	\$1,400	
		Crumbling, 1 : Kitchen	Extent : Light, Are	ea Affecte	ed : 2%			
Vinyl Tile	Cracking/	Now Crumbling, a: Through	\$16,600 Extent : Light, Are out	2031 ea Affecte	\$831,900 ed : 10%	3	\$11,600	
Interior Walls								
Ceramic Tile	10%			2040	* *	5	\$4,300	
Gypsum Board	85%			LIFE	* *	5	\$22,100	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	Broken/M. Location Misaligne Location Staining/L	n : Laundry d/Bulging, n : Through	Extent : Moderate, out Extent : Light, Are	Area Aff	Sected: 25%	5	\$18,100	
Site Enclosure								
Fence/Gates								
Chain Link	35%			2041	* *			
Iron Picket	40%			2066	* *			
Metal Panel	25%			LIFE	* *			
	Location	ı : Mechani	Extent : N/A, Area A cal Equipment al Material Is Vinyl		100%			
Retaining Walls			•					
Cast in Place Concrete	100%			2051	* *			
Site Pavements Public Sidewalk Cast in Place Concrete	100%	2-4	\$1,800	2036	* *			
	Cracking/		Extent : Light, Are		ed : 5%			
On-Site Walkways Cast in Place Concrete	100%			2036	* *			
Parking/Driveway Asphalt	Cracking/	Now Crumbling, 1 : Through	\$17,100 Extent : Severe, An	2046 rea Affec	* * ted : 100%			
Activity Yard Rubber Matting	100%			2026				

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

Asset #: 1976

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment	1000/	2051	* *	-	¢100	
Fused Disc Sw	100%	2051		5	\$100	
	Other Observation, Extent : Location : Electrical Room		100%			
	Explanation: One 800 Am		t Switch			
Switchgear / Switchboard	Explanation : One 600 Am	pere Main Disconnec	Swiich			
Molded Case Bkrs	100%	2051	* *	5	\$700	
Raceway					4,00	
Conduit	100%	2041	* *	1		
Panelboards						
Molded Case Bkrs	100%	2047	* *	5	\$700	
Wiring						
Thermoplastic	100%	2041	* *	1		
Motor Controllers						
Locally Mounted	100%	2029	\$86,800	5	\$200	
Ground						
Grounding Devices	1000/	LIDE	* *	_	<b>#</b> 400	
Generic	100%	LIFE	* *	5	\$400	
Stand-by Power						
Transfer Switches Automatic	100%	2044	* *	1	\$7,600	
Generators	10070	2044		1	\$7,000	
Diesel	100%	2040	* *	1	\$9,600	
Biesei	Other Observation, Extent:		100%	•	Ψ,000	
	Location : Outdoor Enclos					
	Explanation: One 60 Kilo	watts				
Batteries	*					
Lead/Acid	100%	2024	\$2,400	5	\$900	
Fuel Storage						
Main Tank	100%	2059	* *	5		
	Other Observation, Extent:		100%			
	Location : Adjacent To Ger					
	Explanation: One 300 Gas	llons				
Lighting						
Interior Lighting Fluorescent	5%	2031	\$18,000	10	\$1,100	
PROTESCENT	5% T-8 Lamps And Fixtures, Ext			10	\$1,100	
	Location: Kitchen, Stairs,					
Fluorescent	95%	2026	\$342,100	10	\$21,100	
Fluorescent	95% T-12 Lamps And Fixtures, Ex		· ·	10	\$41,100	
	Location: Throughout The		. 100/0			
Egress Lighting	III Juguon Inc	····8				
Emergency, Service	30%	2031	\$4,400	1		
Emergency, Battery	20%	2031	\$7,900	10	\$1,200	
Exit, Service	25%	2026	\$2,600	1	¥ - ,— v V	
Exit, Battery	25%	2031	\$8,400	10	\$400	

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 #: 1976

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	10%	2031	\$11,200	10		
LED	90%	2041	* *			
	Recent Installation, Extent : N/A, Are Location : Building Perimeter And I	55	100%			
Alarm						
Security System						
Generic	100%	2041	* *	1	\$9,200	
	Recent Installation, Extent : N/A, Are Location : Throughout The Buildin	55	100%			
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2036	* *	1-3	\$3,100	

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating		·				
Energy Source						
Fuel Oil No 2	100%	2041	* *	5	\$7,500	
	Other Observation, Extent : Light	, Area Affected :	100%			
	Location : Basement					
	Explanation : 1 Fuel Oil Tank					
Conversion Equipment						
Hot Water Boiler	100%	2036	* *	1	\$12,000	
	Other Observation, Extent : Light	, Area Affected :	100%			
	Location: Basement					
<del></del>	Explanation : 1 Hot Water Boile	er				
Distribution	1000/	• • • •	<b>0.71</b> 000		<b>0.1.0</b> 00	
Hot Wtr Piping/Pump	100%	2030	\$51,800	4	\$1,200	
Terminal Devices						
Convector/Radiator	100%	2029	\$193,500	1	\$7,800	
Air Conditioning						
Energy Source	1000/	• • • •	di di			
Electricity	100%	2039	* *	1		
Conversion Equipment		•••	* *			
Split Unit	* *	200 2041				
	Malfunctioning, Extent: Severe, Area Affected: 33%					
	Location: 1 Of 3 Units Is Defective And Located In Parking Lot					
	Other Observation, Extent : Light	, Area Affected :	100%			
	Location : Parking Lot					
	Explanation: 3 Outdoor Conde	nsing Units Util	ize R410a.			
Window/Wall Unit	25%	2029	\$22,400	1		

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 #: 1976

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Terminal Devices								
Fan Coil - 2 Pipe	75%			2036	* *	1	\$5,900	
	Location Explana 2017.	n : Basemer tion : 3 Ind	Extent : Light, Area nt, 1st And 2nd Flo loor Units Associat	ors		g Units	Were Installed In	
No Component	25%	ı						
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$5,400	
No Component	60%	ı						
Exhaust Fans								
Interior	30%			2031	\$31,500	2	\$200	
Roof	15%			2031	\$6,900	2	\$100	
No Component	55%	ı						
Plumbing								
H/C Water Piping								
Brass/Copper	100%	1		2041	* *	1		
Water Heater With Tanks								
Gas Fired	50%			2030	\$8,300	2		
			Extent : Light, Area	Affected	: 100%			
		n : Basemer						
			2 Gas Fired Hot W					
Gas Fired	50%	ı		2026	\$8,300	2		
Sanitary Piping								
Cast Iron	100%		\$6,000	LIFE	* *	1		
			: Moderate, Area		5%			
	Location	n : Laundry	Room Above Ceili	ng				
Storm Drain Piping								
Cast Iron	100%	ı		LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%		\$7,600	2041	* *	4	\$1,000	
			Extent : Light, Area	Affected	: 100%			
		n : Basemer						
	Explana	tion : Frequ	uent Clogging And	Pump O	verworked.			
Fixtures								
Generic	100%							
			t : Moderate, Area					
	Location	n : 4 Drinki	ng Fountains On 1	st And 2n	d Floors			
Vertical Transport								
Elevators								
Hydraulic	100%		_	LIFE	* *			
			Extent : Light, Area		: 100%			
			it, 1st And 2nd Floo	ors, Roof				
	Explana	tion : 1 Pas	ssenger Elevator					

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.

<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 85 LEXINGTON AVENUE**

Asset #: 1976

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Sprinkler						
Generic	100%	2051	* *	1-2	\$6,800	
	Recent Installation, Extent: N/A, Area A	Iffected : .	50%			
	Location : Sprinkler Heads Installed T	hroughou	ut The Building.			
Chemical System						
Generic	100%	2029	\$79,700	1-3	\$74,400	

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

Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : ATLANTIC AVENUE ARMORY

Address : 1322 BEDFORD AVENUE @ ATLANTIC AVE

Borough : BROOKLYN Agency's Number : MB051
Program / Asset # : DHS0080.000 / 4452 Yr Built/Renovated : 1898 / 2005

Area Sq Ft : 174,360 Project Type : HOMELESS SERVICES
Date of Survey : 11-Jun-2019 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,4,5

Importance Code C

Total

Block : 1199 Lot : 15 BIN : 3029748

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$338,200	\$331,000
Interior Architecture	\$720,100	\$2,365,500
Electrical		\$474,900
Mechanical	\$70,800	\$4,910,600
Site Pavements	\$55,000	
Total	\$1,184,100	\$8,081,900
Importance Code A	\$338,200	\$331,000
Importance Code B	\$845,900	\$7,618,400
Importance Code C		\$132,600
Total	\$1,184,100	\$8,081,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$24,700	\$21,600	\$33,800	
Interior Architecture	\$84,600	\$49,700		\$8,300
Electrical	\$61,400	\$21,500	\$22,800	\$20,300
Mechanical	\$72,700	\$58,600	\$88,400	\$35,800
Site Pavements	\$2,100			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$255,300	\$161,300	\$154,900	\$74,200
Importance Code A	\$41,900	\$39,300	\$51,100	\$17,300
Importance Code B	\$211,300	\$122,000	\$103,900	\$57,000

\$2,100

\$255,300



\$161,300

\$154,900

\$74,200

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 #: 4452

Architecture	Curren	t Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Day Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	•••		• • • •		4.0	4.000	
Copper/Terne	2%	<b>#220 700</b>	2065	* *	10	\$6,800	
Masonry: Brick	86% 4+	\$220,700 ements, Extent : Ligh	LIFE		5	\$125,000	
	Location : Side E	Entry Of Drill Area					
Masonry: Brownstone	10% Now	\$117,500	LIFE	* *	5	\$10,900	
	-	ng, Extent : Moderate Entrance On Bedford		fected : 5%			
	Other Observation,	, Extent : Light, Area	Affected	: 2%			
	Location: Main	Entrance On Bedford	Avenue				
	Explanation: Sia	lewalk Shed In Use					
Masonry: Granite	2%		LIFE	* *	5	\$2,200	
Windows							
Aluminum	95%		2046	* *	5	\$67,600	
Metal Louvers	5%		2039	* *	10	\$22,200	
Parapets							
Masonry: Brick	90%		LIFE	* *	5	\$9,200	
Masonry: Brownstone	10%		LIFE	* *	5	\$2,500	
Roof	-0/		• • • •		4.0	44.000	
Copper/Terne	5%		2045	**	10	\$14,800	
Roll Roofing	25%		2029	\$206,000	5	\$49,300	
Skylight, Metal/Glass	3%		2040	* *	10	\$11,800	
Slate Soffits	67%		LIFE				
Masonry: Brownstone	100%		LIFE	* *	5		
Interior	10070		LILE				
Floors							
Cast in Place Concrete	45%		LIFE	* *	5	\$262,100	
Ceramic Tile	5%		2039	* *	5	\$13,300	
Terrazzo	5% 4+	\$26,700	LIFE	* *	5	\$10,400	
		ng, Extent : Light, Are		ed : 5%	-	4,	
		Located At Entrance					
Traffic Topping	5%		2035	* *	5	\$16,600	
1177		, Extent : Light, Area		: 100%	-	4-0,000	
	Location : Stairw	vells And Cafeteria					
	Explanation : Fli	iid Applied Epoxy Re	sin				
Vinyl Tile	25%		2030	\$1,970,800	3	\$33,300	
Wood	15%		2045	* *	5	\$74,900	
Interior Walls						•	
Concrete Masonry Unit	10%		LIFE	* *	5	\$25,300	
Gypsum Board	10%		LIFE	* *	5	\$37,900	
Masonry: Brick	5%		LIFE	* *			
Plaster	70%		LIFE	* *	5	\$132,600	
SGFT/Glazed Masonry	5%		LIFE	* *			
	-	ıg, Extent : Moderate	, Area A <u>f</u>	fected : 2%			
	Location : Side E	Intry To Drill Area					

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 #: 4452

Architecture		Current Repair		Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	20/			2025	* *	_	¢0,000	
AcousTileSusp.Lay-In	3%		<b>0.42</b> 000	2035	* *	5	\$8,000	
Embossed Metal		r/Impact D	\$42,900 amage, Extent : Mo rill Floor Areas	LIFE oderate, .		5	\$6,000	
Exposed Struc: Steel	15%			LIFE	* *			
Exposed Struc: Wood	37%	Now	\$720,100	LIFE	* *			
•	•	ked, Exteni 1 : Drill Flo	: Moderate, Area 2 por	Affected	: 15%			
Gypsum Board	10%			LIFE	* *	5	\$33,200	
Plaster	30%			LIFE	* *	5	\$49,800	
Site Enclosure								
Fence/Gates	500/			2050	* *			
Iron Picket	50%			2050	* *			
Masonry: Fieldstone	50%	.· T	7 / 37/4 4 4	2040				
			Extent : N/A, Area A e Of Building	ffected :	100%			
	Explana	tion : This	Is Actually A Brown	istone M	asonry Wall			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	Now	\$55,000	2035	* *			
	_	_	Extent : Moderate nd East Sides Of Bu	-	ffected : 15%			
On-Site Walkways								
Cast in Place Concrete	Cracking/	_	\$2,100 Extent : Moderate Entry Steps	2035 , Area Aj	* * ffected : 5%			

lectrical	Current Repair	Future	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$700	
	Other Observation, Extent : Lig	ht, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Re	ated At 2,500 Amp	peres			
Switchgear / Switchboard						
Fused Disc Sw	100%	2040	* *	5	\$700	
Raceway						
Conduit	50%	2050	* *	1		
Conduit	50%	2030	\$122,400	1		
Panelboards						
Molded Case Bkrs	70%	2046	* *	5	\$3,200	
Molded Case Bkrs	30%	2029	\$64,200	5	\$1,400	

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 #: 4452

Electrical	Current	Current Repair Futi		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Wiring								
Braided Cloth	5% 2-4	\$18,400	2055	**	1			
	Insulation Aged, Ex Location : Throug	tent : Moderate, Are hout	a Affecte	d : 100%				
Thermoplastic	95%		2050	* *	1			
Motor Controllers								
Locally Mounted	80%		2035	* *	5	\$900		
Locally Mounted	20%		2028	\$114,300	5	\$200		
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$2,600		
Stand-by Power								
Transfer Switches								
Automatic	100%		2035	* *	1	\$53,600		
Generators								
Diesel	100%		2033	\$116,500	1	\$67,500		
		Extent : Light, Area						
		tor Room On The D	rill Floor	•				
	Explanation: 250	Kilowatts						
Batteries					_			
Nickel Cadmium	100%		2024	\$2,600	5	\$38,900		
Fuel Storage					_			
Main Tank	100%		2045	* *	5			
Lighting								
Interior Lighting	1000/		2025	ماد ماد				
LED	100%		2035	* *				
Egress Lighting	-00/		• • • •	<b>4</b>				
Emergency, Service	50%		2030	\$57,600	1			
Exit, Service	50%		2030	\$40,300	1			
Exterior Lighting	2001		2027	علم عاد				
LED	20%	T	2035	**				
		Extent : Light, Area	Affected	: 100%				
	Location : Perime							
		rated Via Photocell						
No Component	80%							
Alarm								
Security System								
No Component	20%							
Generic	80%	_	2035	* *	1	\$52,100		
		Extent : Light, Area						
		ce Areas And Some (	Corridors	1				
	Explanation: Can	neras						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%		2035	* *	1-3	\$32,200		

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 #: 4452

Mechanical		Current Repair			e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2040	* *	1		
1 401	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location			55				
	Explanat	ion : 4,500	Gallon Tank No.2	Fuel				
Conversion Equipment								
Steam Boiler	100%			2043	* *	1	\$172,700	
			Extent : N/A, Area A	ffected :	100%			
		: Boiler R						
	Explanat	ion : 2 Uni	its					
Distribution							<b>.</b>	
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$48,600	
Steam Piping/Pump	50%			2040	* *			
Terminal Devices	400/		<b>#20.100</b>	2020	<b>#1.40</b> 6.000		<b>#20.000</b>	
Air Handler		Now	\$28,100	2030	\$1,406,800	1	\$38,800	
			oderate, Area Affed Connection Has H			In Mech	anical Room	
Convector/Radiator	40%			2035	* *	1	\$22,500	
Fan Coil Unit/Heat	20%			2030	\$926,700	1	\$11,300	
Air Conditioning	2070			2030	\$720,700		Ψ11,500	
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Split Unit	10%			2030	\$443,800			
Window/Wall Unit	10%			2025	\$70,800	1		
Water Cooled interior	35%			2031	\$1,174,500	2		
Pkg Unit								
No Component	45%							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	\$56,700	
No Component	75%							
Heat Rejection								
Water Cooling Tower	25%			2028	\$129,800	2	\$43,900	
No Component	75%							
Ventilation								
Distribution							**	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$97,200	
Exhaust Fans	. مدم و			• 0	<b>.</b>			
Interior	100%			2030	\$828,900	2	\$5,300	
Plumbing								
H/C Water Piping	1000/			2040	* *	1		
Brass/Copper	100%			2040	<u> </u>	1		

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 #: 4452

Mechanical	Current Repa	ir Futur	e Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater With Tanks						
Gas Fired	100%	2028	\$18,300	2		
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Boiler Room					
	Explanation: Indirect Fi	ired With 250 Gallon S	torage Tank			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2030	\$37,400	4	\$3,700	
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location: Basement					
	Explanation: Two Duple	ex Units				
Backflow Preventer						
Generic	100%	2035	* *	1	\$10,700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location: Basement To.	5th Floor				
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2050	* *	1-5	\$87,900	
Sprinkler						
Generic	100%	2050	* *	1-2	\$48,800	
Fire Pump						
Generic	100%	2039	* *	1	\$32,600	

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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#### Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : AUBURN FAMILY RESIDENCE

Address : 39 AUBURN PLACE @ N. PORTLAND AVE.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DHS0009.000 / 1970 Yr Built/Renovated : 1922 /

Area Sq Ft : 134,881 Project Type : HOMELESS SERVICES

Date of Survey : 06-Jul-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3,6,8,9

Block : 2039 Lot : 101 BIN : 3251647

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$530,100	
Interior Architecture	\$418,100	\$3,303,200
Electrical	\$505,200	\$498,800
Mechanical	\$307,100	\$721,100
Total	\$1,760,600	\$4,523,100
Importance Code A	\$530,100	
Importance Code B	\$960,300	\$4,389,900
Importance Code C	\$270,200	\$133,200
Total	\$1,760,600	\$4,523,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$31,700		\$16,000	
Interior Architecture	\$160,000	\$9,000	\$6,400	\$16,200
Electrical	\$5,300	\$8,100	\$7,200	\$7,600
Mechanical	\$10,500	\$9,900	\$26,300	\$10,700
Site Enclosure	\$5,000			
Site Pavements	\$12,500			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$242,700	\$44,700	\$73,600	\$52,300
Importance Code A	\$31,700		\$16,000	
Importance Code B	\$143,400	\$44,700	\$57,600	\$52,300
Importance Code C	\$67,600			
Total	\$242,700	\$44,700	\$73,600	\$52,300



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 #: 1970

chitecture	(	Current Repair			e Replacement	M		
stem Component Type		ail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Exterior Walls						_		
Cast Stone/Terra Cotta	10%		*	LIFE	* *	5	\$40,700	
Masonry: Brick		Now	\$67,100	LIFE	**	5	\$41,700	
	_	-	xtent : Moderate	Area A <u>f</u>	fected: 5%			
			o Compactor	1.00	1 100/			
	_		ent : Moderate, A	rea Affe	cted: 10%			
	Location:	West Facac	ae ————————————————————————————————————					
Masonry: Granite	5%			LIFE	* *	5	\$2,000	
Metal Panel	5%			2041	* *	5-10	\$17,900	
Windows								
Aluminum	100%			2039	* *	5	\$3,500	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$5,400	
Masonry: Brick	55%			LIFE	* *	5	\$3,900	
Metal: Cage/Fence	35%			2036	* *	5-10	\$19,100	
Roof								
Built-Up (BUR)	90%		\$463,100	2041	* *			
	Blisters, Exte Location :		rate, Area Affecte t	d : 50%				
	Water Peneti Location :		ent : Moderate, A t	rea Affec	eted : 25%			
Metal Panel	5%			2029	\$32,100	10	\$4,100	
Panel/Paver: Cer/Brk	_	Now	\$29,700	2061	**	- 0	Ψ.,100	
	_	umbling, E	xtent : Severe, Ar		ted : 100%			
Soffits								
Stucco Cement	100%	4+	\$300	2036	* *	5	\$400	
	_	_	xtent : Light, Are	a Affecte	ed : 10%			
	Location:	Front And	Rear Facades					

Interior

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

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

Asset #: 1970

Architecture	Current Repair			Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	Cracking/	_	\$16,600 Extent : Moderate r Mechanical Room		* * fected : 5%	5	\$21,800	
Ceramic Tile	9%			2040	* *	5	\$17,900	
Poured Epoxy/Resin			ent, Extent : N/A, A or Toilet	2030 rea Affec	\$109,100 eted: 100%			
Terrazzo	5%			LIFE	* *	5	\$7,800	
Vinyl Tile	10%			2036	* *	3	\$10,000	
Vinyl Tile	Location Cracking/	issing Elen 1 : Through	. Extent : Moderate			3	\$41,100	
Under Construction	Location	servation, E 1: 7th And	Extent : N/A, Area A 8th Floors nd 8th Floors Und					
Interior Walls	50/	0.2	Ф4 <b>2</b> соо	20.40	* *	_	<b>#0.100</b>	
Ceramic Tile			\$43,600 Extent : Moderate out	2040 , Area A <u>j</u>		5	\$8,100	
Concrete Masonry Unit	Location Other Obs Location	Crumbling n : 9th Floo servation, E n : 9th Floo	\$17,900 Extent: Light, Are or Mechanical Roon Extent: N/A, Area A or Mechanical Roon al Plaster On Terra	ns ffected : ns	100%	5	\$3,900	
Marble Panels	2%			LIFE	**			
Plaster	70% Cracking/ Location Deteriora	Now Crumbling n : Through	Extent : Moderate,	LIFE a Affecte		5	\$68,200	
Wood Under Construction	Location	servation, E 1 : 7th And	Extent : N/A, Area A 8th Floors nd 8th Floors Und			5	\$65,000	

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 #: 1970

Architecture		Current Repair			e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings AcousTileConcealSpLn	5%			2036	* *	5	\$12,700	
Acous TileSusp.Lay-In	3% 8%		\$13,200	2030	* *	5 5	\$8,100	
Acous FileGusp.Lay-iii	Cracking/		Extent : Light, Ar		ed : 10%	5	\$6,100	
Exposed Struc: Concrete	3%	Now	\$17,900	LIFE	* *	5	\$1,000	
		Crumbling, 1 : 9th Floo	Extent : Moderat r	e, Area Aj	ffected : 5%			
Gypsum Board	10%			LIFE	* *	5	\$25,400	
Metal Panel	20%			LIFE	* *	5	\$50,900	
	-	/Dented, Ex n : Through	xtent : Light, Area out	Affected .	: 10%			
Plaster	Broken/M Location Cracking/	ı : Through	Extent : Severe, A			5	\$50,900	
Under Construction	14% Other Obs	servation, E	Extent : N/A, Area	-				
Site Enclosure								
Fence/Gates Chain Link	40%			2041	* *			
Iron Picket	60%			2051	* *			
Retaining Walls Cast in Place Concrete	100% Cracking/	Now	\$5,000 Extent : Moderate	2051	* * ffected : 10%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	Cracking/		\$6,400 Extent : Light, Ar Portland Avenue		* * ed : 5%			
On-Site Walkways								
Cast in Place Concrete	60% Cracking/		\$6,100 Extent: Light, Ar	2036 ea Affecte	* * ed : 10%			
		ı : West Fac		55				

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

Under 600 Volts

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 #: 1970

Electrical		Current Re	pair	Futur	e Replacement	Ma	Maintenance	
System Component Type	% of Total	Fail Date E (Years)	Sstimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2044	* *	5	\$500	
Raceway								
Conduit	80%			2031	\$139,000	1		
Conduit	20%			2051	* *	1		
Panelboards								
Molded Case Bkrs	100%			2030	\$155,900	5	\$3,600	
Wiring								
Braided Cloth	10%			2030	\$26,500	1		
Thermoplastic	90%			2041	* *	1		
Motor Controllers								
Locally Mounted	98%			2036	* *	5	\$900	
Variable Frequency	2%			2048	* *		·	
Drive								
-ighting								
Interior Lighting								
Fluorescent	100%			2036	* *	10	\$123,700	
	T-8 Lamps	And Fixtures	, Extent : Light,	Area Aff	ected : 100%			
	Location	: Throughou	t The Building					
Egress Lighting								
Emergency, Battery	50%			2031	\$110,600	10	\$16,300	
Exit, Battery	50%			2031	\$93,300	10	\$4,600	
Exterior Lighting								
HID	50%			2026	\$307,300	10	\$200	
HID	50%			2036	**	10	\$200	
Marm								
Security System								
No Component	50%							
Generic		Now	\$74,200	2039	* *	1	\$22,700	
			ent : Moderate, A		cted : 100%		7 7:00	
			t The Building	55				
			Surveillance Syst	em Is No	t Operational			
Fire/Smoke Detection	<i>x</i>				*			
No Component	50%							

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

Energy Source

HTHW/HW 100% 2041 \*\* 1

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

Location: Basement

Explanation : Hot Water For Heating Is Supplied From Nearby Cumberland Hospital

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

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

Asset #: 1970

Mechanical	Current Repair	Future Replacem	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Distribution	1000/	2020	* *	1	\$6,600	
Hot Wtr Piping/Pump	100% Other Observation, Extent : Light, Are	2039	* *	4	\$6,600	
	Location: Hot Water Pumps Located		ital			
	Explanation: Hot Water Pumps Prov			ghout.		
Terminal Devices	1			0		
Convector/Radiator	85%	2036	* *	1	\$37,000	
Fan Coil Unit/Heat	5%	2036	* *	1	\$2,200	
No Component	10%					
Air Conditioning						
Energy Source	1000/	2020	* *	1		
Electricity	100%	2039		1		
Conversion Equipment Window/Wall Unit	12%	2029 \$59	9,900	1		
window/ wan Omt	Recent Installation, Extent : N/A, Area		,,,,,,,,,,	1		
	Location: 1st And 2nd Floors	119900000 . 10070				
Window/Wall Unit	3%	2024 \$15	5,000	1		
window wan emi	On Extended Life, Extent : Moderate, .	·	,,000	•		
	Location : 1st Floor	33				
No Component	70%					
Under Construction	15%					
	Other Observation, Extent : Light, Are	a Affected : 0%				
	Location: 9th Floor Mechanical Ro	oms A, B				
	Explanation: 2 Packaged Air-condit Construction.	ioning Units With Gas	Fired I	Furnaces	s Are Under	
Distribution	0.507					
No Component	85%					
Under Construction Ventilation	15%					
Distribution						
Ductwork/Diffusers	5%	LIFE	* *	2-5	\$3,800	
No Component	95%	211 2		- 0	42,000	
Exhaust Fans						
Interior	50%	2026 \$292	2,100	2	\$2,100	
	Abandoned in Place, Extent: Light, A					
	Location: 3 Abandoned Units Locat	ed In 9th Floor Mechai	nical R	ooms A,	B	
Interior	50%	2036	* *	2	\$2,100	
lumbing						
H/C Water Piping						
Brass/Copper	100%	2041	* *	1		
Sanitary Piping	1000/	T TDD	44 -4-			
Cast Iron	100%	LIFE	* *	l		

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 #: 1970

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Storm Drain Piping Cast Iron	5% Now Leak Evident, Extent Location: Room 1-		LIFE Iffected :	**	1		
Cast Iron	95%		LIFE	* *	1		
Sump Pump(s) Not Accessible	100%						
Backflow Preventer Generic	100% Other Observation, E Location : Cumberl Explanation : Water	and Hospital			1	\$8,300	
Fixtures							
Under Construction	25% Other Observation, E Location: 7th And Explanation: Bathi	8th Floors					
Generic	75%						
Vertical Transport Elevators							
Geared Traction	100% Controller Not Worki Location: 2 Defect Other Observation, E Location: Basemer Explanation: 2 Ele	ive Elevator Contro Extent : Light, Area at To 8th Floor	ol System Affected	s In Each Elevator : 100%	· Machin	e Rooms	
Fire Suppression							
Standpipe Generic	100%		2031	\$606,600	1-5	\$68,000	
Sprinkler No Component Generic	97% 3%		2031	\$54,700	1-2	\$1,100	
Fire Pump Not Accessible	100%						

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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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 85,000 Project Type : HOMELESS SERVICES

Date of Survey : 27-Aug-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,Ph

Block : 2885 Lot : 1 BIN : 3338304

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$257,500	\$104,100
Interior Architecture	\$3,644,600	\$1,421,200
Electrical	\$138,300	\$568,600
Mechanical		\$1,615,500
Total	\$4,040,300	\$3,709,500
Importance Code A	\$257,500	\$104,100
Importance Code B	\$3,478,600	\$3,605,300
Importance Code C	\$304,300	
Total	\$4,040,300	\$3,709,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$52,000	\$26,400		\$1,900
Interior Architecture	\$217,600			\$17,600
Electrical	\$4,800	\$7,000	\$5,500	\$10,200
Mechanical	\$42,600	\$19,500	\$18,100	\$62,100
Site Enclosure	\$3,000			
Site Pavements	\$55,600			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$387,400	\$64,700	\$35,500	\$103,500
Importance Code A	\$60,400	\$34,800	\$8,400	\$10,500
Importance Code B	\$214,500	\$29,900	\$27,100	\$93,000
Importance Code C	\$112,400			
Total	\$387,400	\$64,700	\$35,500	\$103,500



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 #: 2588

rchitecture		Current l	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior	•							
Exterior Walls								
Concrete Masonry Unit	6%			LIFE	* *	5	\$5,600	
Masonry: Brick	70%			LIFE	* *	5	\$104,100	
Masonry: Limestone	12%			LIFE	* *	5	\$13,400	
Metal, Corrugated	7%	Now	\$10,000	2042	* *	1		
,			Extent : Light, Area	a Affected	d : 25%			
		i : South Fo		1 .	4 400 4 1 150	1/		
		r/Impact D 1 : South Fo	amage, Extent : Mo acade	oderate, 1	Area Affectea : 13%	<b>6</b>		
Granite Panels	3%			LIFE	* *	5	\$3,300	
Pre-Cast Concrete	2%			LIFE	* *	5	\$9,700	
Windows								
Aluminum	100%	Now	\$147,800	2040	* *	5	\$15,900	
		nc Not Fun 1 : Through	ct, Extent : Light, A out	lrea Affe	cted : 10%			
Parapets								
Masonry: Brick	15%			LIFE	* *	5	\$1,400	
Metal Panel	10%			2042	* *	5	\$3,700	
Metal Rail	25%			2045	* *	5-10	\$43,400	
No Component	50%							
•	Other Obs	servation, E	Extent : N/A, Area A	ffected :	0%			
		ı : Sloped R						
	Explana	tion : No P	arapets					
Roof								
Copper/Terne	65%			2067	* *	10	\$54,100	
Modified Bitumen	35%	2-4	\$6,200	2042	* *			
	Blisters, Extent: Light, Area Affected: 5%							
	Location	ı : Wing Ro	of					
Soffits								
Copper/Terne	Broken/M		\$55,600 nents, Extent : Mod Southeast Cornice	2067 erate, Ar	* * ea Affected : 5%			
Stucco Cement			\$35,800 Extent : Light, Are Building	2037 ea Affecte	* * ed : 5%	5	\$10,600	

Interior

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 #: 2588

Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior Floors								
Cast in Place Concrete	Cracking/0	Now Crumbling, : Basemen	\$15,600 Extent : Light, Are	LIFE a Affecte	* * ed : 10%	5	\$20,500	
Mosaic Tile	Cracking/0	0	\$53,600 Extent : Moderate r And Bathrooms	2052 , Area A <u>f</u>	* * ffected : 10%	5	\$7,300	
Quarry Tile	Cracking/0	Now Crumbling, : 1st Floor	\$58,900 Extent : Moderate r Kitchen	2037 , Area A <u>f</u>	* * ffected : 30%	5	\$6,100	
Sheet Vinyl/Rubber	Location	ervation, E : Stairway ion : Rubb		2037 ffected :	**	5	\$17,600	
Terrazzo	Cracking/0	0	\$21,400 Extent : Moderate r Entry And 5th Foo		•	5	\$9,100	
Vinyl Tile	Cracking/C Location Worn/Erod	: Through	: Moderate, Area A		•	3	\$19,800	
Vinyl Tile 9" X 9"	U	0-2 Crumbling, : Room 13	\$60,500 Extent : Moderate	2027 , Area A <u>j</u>	\$3,026,700 ffected : 10%	3	\$6,600	

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 #: 2588

Architecture		Current F	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Cast Stone/Terra Cotta		Now	\$29,300	LIFE	* *			
	0	_	Extent : Moderate	, Area Aj	ffected : 5%			
	Location	ı : Basemen						
Ceramic Tile		Now	\$100,200	2041	* *	5	\$4,700	
	_	_	Extent: Light, Are	ea Affecto	ed : 20%			
	Location	ı : Bathrooi	ns					
Concrete Masonry Unit	10%			LIFE	* *	5	\$7,500	
Gypsum Board	29%	Now	\$14,800	LIFE	* *	5	\$32,400	
			Extent: Light, Are	ea Affecto	ed : 10%			
	Location	ı : Through	out					
Masonry: Brick	8%	Now	\$138,700	LIFE	* *			
•	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	ı : Basemer	ıt Column					
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%			
	Location	ı : Basemer	t Columns					
		ling, Extent 1 : Basemen	: Moderate, Area . et	Affected	: 50%			
	Worn/Ero	ded, Extent	: Moderate, Area A	Affected :	20%			
	Location	ı : Basemen	nt					
Plaster	24%			LIFE	* *	5	\$13,400	
Plaster		Now	\$9,700	LIFE	* *	5	\$6,200	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%  Location: Basement							
	Paint Pee	ling. Extent	: Moderate, Area	Affected	: 15%			
		ı : Basemen		55				
SGFT/Glazed Masonry	8%	Now	\$65,500	LIFE	* *			
SGI 17 Glazea Wasoniy			ents, Extent : Seve		Affected : 1%			
		_	r Old Kitchen	,	-5,5			
			Extent : Moderate	. Area A	ffected : 5%			
			r Old Kitchen	,	y <del></del>			

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 #: 2588

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior						•		•
Ceilings	<b></b> 0/		<b>D</b> 4 < 0.00	•••		_	***	
AcousTileConcealSpLn	Broken/M	Now issing Elem i : Through	\$46,000 ents, Extent : Mod out Dorms	2037 lerate, Are	* * ea Affected : 5%	5	\$18,300	
	Cracking/	_	Extent : Light, Ar	ea Affecte	ed : 5%			
	Punct/Tea	_	amage, Extent : Li	ght, Area	Affected : 5%			
	_	Discoloring, 1 : Through	Extent : Light, Ar out Dorms	ea Affecte	ed : 5%			
	Broken/M Location Cracking/ Location Misaligne Location	i: Through Crumbling, i: Through d/Bulging, i: Through	\$38,000 sents, Extent: Moa out 1st Floor, 2nd Extent: Moderate out 1st Floor And Extent: Moderate, out 1st Floor	Floor Caj e, Area Af 2nd Flooi , Area Aff	feteria And Dorms fected : 30% r Cafeteria ected : 5%	5	\$5,900	
	_	_	Extent : Light, Ar out 1st Floor, 2nd			S		
	Cracking/ Location Exposed R	: Basemen	\$42,800 Extent: Moderate at Throughout ent, Extent: Moder at			5	\$900	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	\$21,900	
Plaster	40% Cracking/ Location	Crumbling,	\$69,500 Extent : Moderate	LIFE e, Area Af	* * fected : 10%	5	\$29,300	
ite Enclosure								
Fence/Gates Iron Picket			\$3,000 extent : Light, Area out	2052 Affected	**			
Free Standing Walls								
Concrete Masonry Unit	Location	servation, E 1 : Sides Of	0		**			
Site Pavements	Explana	tion : Actua	ally Limestone Mat	terial				
On-Site Walkways								
Cast in Place Concrete		Now Crumbling,	\$8,400 Extent : Light, Ar	2037 ea Affecte	* * ed : 5%			

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 #: 2588

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

Site Pavements

Parking/Driveway

Asphalt 100% Now \$47,300 2035 \*\*

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

Location: Throughout Parking Lot And Driveway Potholes, Extent: Moderate, Area Affected: 5% Location: Throughout Parking Lot And Driveway

Electrical		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$44,200	5	\$400	
			Extent : N/A, Area A	ffected :	100%			
		ı : Electrica						
	Explana	tion : Main	Service Disconnec	t Switch	Rated At 1600 Am	peres.		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$158,800	5	\$2,200	
Raceway								
Conduit	30%			2042	* *	1		
Conduit	70%			2032	\$79,300	1		
Panelboards								
Fused Disc Sw	10%			2031	\$11,700	5	\$200	
Molded Case Bkrs	60%			2031	\$70,200	5	\$1,300	
Molded Case Bkrs	30%			2040	* *	5	\$700	
Wiring								
Braided Cloth	65%		\$110,400	2057	* *	1		
			ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out The Building					
Thermoplastic	35%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	\$260,400	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,200	
Stand-by Power								
Transfer Switches								
Not Accessible	100%							
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								

Lighting

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 #: 2588

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
LED	100%	2040	* *			
	Other Observation, Extent : N	'A, Area Affected : 1	00%			
	Location : Throughout The B	uilding				
	Explanation : LED Light Fix	tures				
Egress Lighting						
Emergency, Battery	20%	2027	\$27,900	10	\$4,100	
Emergency, Battery	40%	2040	* *	10	\$8,200	
Exit, Service	30%	2032	\$10,700	1		
Exit, Battery	10%	2040	* *	10	\$600	
Exterior Lighting						
LED	30%	2040	* *			
No Component	70%					
Alarm						
Fire/Smoke Detection						
Generic, Analog	100%	2037	* *	1-3	\$52,400	
_	Other Observation, Extent : N	A, Area Affected : 1	00%			
	Location : Throughout The B	uilding				
	Explanation: Strobe Lights,	Smoke Detectors, A	larm Bells, Manu	al Pull S	tations	

Mechanical	Current	Repair Fut	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source							
Natural Gas	100%	2052	* *	1			
Conversion Equipment							
Steam Boiler	100%	2045	**	1	\$84,200		
	Other Observation,	Extent : N/A, Area Affected	: 100%				
	Location: Power L Heating Devices Explanation: 3 Us	House Next To The Building nits	g. Heat Exchanger C	Converts	Hot Water For		
Distribution							
Hot Wtr Piping/Pump	90%	2031	\$163,400	4	\$3,800		
Steam Piping/Pump	10%	2052	* *				
Terminal Devices							
Air Handler	5%	2037	**	1	\$2,600		
Convector/Radiator	95%	2030	\$644,900	1	\$26,100		
Air Conditioning							
Energy Source							
Electricity	100%	2040	* *	1			
Conversion Equipment							
Window/Wall Unit	10%	2027	\$31,400	1			
No Component	90%						

Ventilation

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 #: 2588

Mechanical	Current Repair	Future Replacement	M	laintenance
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost Priorit
Ventilation				
Distribution 1/D:cc	50/	TIEE **	2.5	Φ2.400
Ductwork/Diffusers	5%	LIFE **	2-5	\$2,400
No Component Exhaust Fans	95%			
Exnaust Fans Interior	15% 0-2 \$2,8	800 2032 \$55,200	2	\$300
interior	Not in Service, Extent : Moderate, 1		2	\$300
	Location: Penthouse	1100114,0000000000000000000000000000000		
Roof	10%	2032 \$16,100	2	\$300
No Component	75%	2032 \$10,100	2	φ300
lumbing	1370			
H/C Water Piping				
Brass/Copper	80%	2042 **	1	
Galvanized Steel	20%	2030 \$212,000	1	
Water Heater With Tanks				
Electric	100%	2030 \$138,600	4	
HW Heat Exchanger				
Steam Fired	100%	2032 \$401,400	4	\$12,600
	Other Observation, Extent: N/A, A	rea Affected : 100%		
	Location: Basement			
Sanitary Piping	Explanation: 2 Units			
Cast Iron	5% 0-2 \$10,5	500 LIFE **	1	
Cast Hon	Corroded, Extent : Moderate, Area		1	
	Location: Basement	13,500.00.1.20,0		
Cast Iron	95%	LIFE **	1	
Storm Drain Piping	7370	EH E	-	
Cast Iron	10% 0-2 \$5,9	000 LIFE **	1	
	Corroded, Extent : Moderate, Area			
	Location: Basement			
Cast Iron	90%	LIFE **	1	
Sump Pump(s)				
Submersible	100%	2025 \$2,600	4	\$2,700
Fixtures				
Generic	100%			
ertical Transport				
Elevators	1000/	TIEE **		
Geared Traction	100% Other Observation Extent: N/A A	LIFE		
	Other Observation, Extent: N/A, A Location: Basement To 6th Floor			
	Explanation: 2 Units. 1 Of Them			
ire Suppression	Explanation . 2 Ontis. 1 Of Them	ль опист перин.		
Standpipe Standpipe				
Generic	100%	2042 **	1-5	\$44,400
Sprinkler				*
Generic	100%	2042 **	1-2	\$23,800

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 BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset #: 2588

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

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : BARBARA KLEIMAN RESIDENCE / BLDGS. D AND G - LAUNDRY

Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DHS0014.040 / 2597 Yr Built/Renovated : 1937 /

Area Sq Ft : 10,800 Project Type : HOMELESS SERVICES

Date of Survey : 28-Aug-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 2885 Lot : 1 BIN : 3338304

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$486,900	
Interior Architecture	\$112,300	
Mechanical		\$77,600
Total	\$599,200	\$77,600
Importance Code A	\$486,900	
Importance Code B	\$112,300	\$77,600
Total	\$599,200	\$77,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$9,400	\$800		\$400
Interior Architecture	\$59,200			
Electrical	\$8,600	\$800	\$800	\$1,600
Mechanical	\$900	\$700	\$1,100	\$8,700
Site Pavements	\$6,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$88,000	\$6,300	\$5,800	\$14,700
Importance Code A	\$9,400	\$800		\$400
Importance Code B	\$34,200	\$5,500	\$5,800	\$14,200
Importance Code C	\$44,400			
Total	\$88,000	\$6,300	\$5,800	\$14,700



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 #: 2597

rchitecture		Current I	Repair	Futui	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior								
Exterior Walls						_	** ***	
Cast Stone/Terra Cotta	Broken/M	_	\$1,100 ents, Extent : Mod	LIFE erate, Ar	* * ea Affected : 5%	5	\$1,100	
		: Jackson						
			Extent: Light, Are	a Affecto	ed : 1%			
		: Jackson						
		ervation, E 1 : Entire Bi	Extent : Severe, Area uilding	a Affecte	d : 100%			
	Explana	tion : Build	ling Used At Storag	e No Oc	cupancy			
Concrete Masonry Unit	5%			LIFE	* *	5	\$400	
Masonry: Brick	68%	Now	\$313,900	LIFE	* *	5	\$9,800	
•	-	Cracks, Ex.	tent : Moderate, Ar	ea Affec	ted : 10%			
		_	oui lerate, Area Affecte	J. 100/				
		xieni : Moc i : Jackson		a : 10%				
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 50%			
	Location	: Through	out And Chimney					
	_	Growth, E	extent : Moderate, A est Corner	1rea Affe	cted : 15%			
Masonry: Brick	24%			LIFE	* *	5	\$3,400	
Metal Sect. OHD	2%			2037	* *	5	\$900	
Windows							****	
Metal Clad	95%	Now	\$120,400	2057	* *	5	\$7,700	
	_	oed Elemen 1 : Through	ts, Extent : Modera	te, Area	Affected : 25%			
		_	xtent : Moderate, A	rea Affe	cted · 50%			
		: Through						
		_	Extent : Moderate,	Area Afi	fected : 100%			
		: Through		33				
Metal Louvers	5%			2035	* *	10	\$800	

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 #: 2597

Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Throughout Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 5% Location : Jackson Street Split/Cracked, Extent : Moderate, Area Affected : 50% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 25% Location : Thriff Floor Worn/Eroded, Extent : Moderate, Area Affected : 100% Location : Throughout  Interior Floors Cast in Place Concrete Ploom Stairs Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Stairs Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : 1st Floor, Throughout, Stairs  Cast in Place Concrete Now Life ** 5 \$28,30  Interior Walls Concrete Masonry Unit Amsonry: Brick Paint Peeling, Extent : Moderate, Area Affected : 100% Location : Throughout Painted Surfaces, Extent : Moderate, Area Affected : 100% Location : Throughout Painted Surfaces, Extent : Moderate, Area Affected : 100% Location : Throughout Painted Surfaces, Extent : Moderate, Area Affected : 25% Location : Throughout Water Penetration, Extent : Light, Area Affected : 25% Location : Throughout Water Penetration, Extent : Light, Area Affected : 20%		aintenance	Ma	olacement	Future Rep	oair	Current Re		Architecture
Roof Built-Up (BUR)  5% Now \$8,300 2042 **  Blisters, Extent: Moderate, Area Affected: 50% Location: Lower Roof Over Generator Room  Vegetation Growth, Extent: Moderate, Area Affected: 10% Location: Lower Roof Over Generator Room  Worn/Eroded, Extent: Moderate, Area Affected: 50% Location: Lower Roof Over Generator Room  Roll Roofing  95% Now \$52,600 2034 ** 5 \$11,50 Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Jackson Street  Split/Cracked, Extent: Moderate, Area Affected: 5% Location: Throughout Water Peenteration, Extent: Moderate, Area Affected: 5% Location: Thriroughout Water Peenteration, Extent: Moderate, Area Affected: 25% Location: Thriroughout Interior Floors Cast in Place Concrete Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Ist Floor, Throughout, Stairs  Cast in Place Concrete Interior Walls Concrete Masonry Unit Concrete Masonry: Brick Acadion: Throughout Painted Surfaces, Extent: Moderate, Area Affected: 100% Location: Throughout Painted Surfaces, Extent: Moderate, Area Affected: 100% Location: Throughout Painted Surfaces, Extent: Moderate, Area Affected: 100% Location: Throughout Painted Surfaces, Extent: Moderate, Area Affected: 100% Location: Throughout Painted Surfaces, Extent: Moderate, Area Affected: 100% Location: Throughout Painted Surfaces, Extent: Moderate, Area Affected: 100% Location: Throughout  Ceilings Exposed Struc: Concrete 95% Now \$112,300 LIFE ** 5 \$2,40 Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Light, Area Affected: 20%	st Priority	<b>Estimated Cost</b>	-	mated Cost		stimated Cost			Component
Built-Up (BUR)									
Blisters, Extent: Moderate, Area Affected: 50% Location: Lower Roof Over Generator Room Vegetation Growth, Extent: Moderate, Area Affected: 50% Location: Lower Roof Over Generator Room Worn/Eroded, Extent: Moderate, Area Affected: 50% Location: Lower Roof Over Generator Room Roll Roofing  Sys Now \$52,600 2034 ** 5 \$11,50 Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Throughout Gut/DS Non Func/Miss, Extent: Severe, Area Affected: 50% Location: Jackson Street Split/Cracked, Extent: Moderate, Area Affected: 50% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Third Floor Worn/Eroded, Extent: Moderate, Area Affected: 25% Location: Third Floor Floors Cast in Place Concrete  20% Now \$5,400 LIFE ** 5 \$7,10 Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Stairs Cracking/Crumbling, Extent: Moderate, Area Affected: 30% Location: Stairs  Concrete Masonry Unit Masonry: Brick  T5% Now \$44,300 LIFE ** 5 \$1,60  Coilings Exposed Strue: Concrete 95% Now \$44,300 LIFE ** 5 \$1,60  Ccillings Exposed Strue: Concrete 95% Now \$44,300 LIFE ** 5 \$2,40  Ccillings Exposed Strue: Concrete 95% Now \$112,300 LIFE ** 5 \$2,40  Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20%									
Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Throughout Gut/DS Non Func/Miss, Extent: Severe, Area Affected: 5% Location: Jackson Street Split/Cracked, Extent: Moderate, Area Affected: 50% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Third Floor Worn/Eroded, Extent: Moderate, Area Affected: 100% Location: Throughout  Interior Floors Cast in Place Concrete Power Missing Elements, Extent: Moderate, Area Affected: 15% Location: Stairs Cracking/Crumbling, Extent: Moderate, Area Affected: 30% Location: 1st Floor, Throughout, Stairs  Cast in Place Concrete 80% Life ** 5 \$28,30  Interior Walls Concrete Masonry Unit Masonry: Brick 75% Now \$44,300 Life ** 5 \$1,60 Location: Throughout Painted Surfaces, Extent: Moderate, Area Affected: 100% Location: Throughout Painted Surfaces, Extent: Moderate, Area Affected: 100% Location: Throughout Ceilings Exposed Strue: Concrete 95% Now \$112,300 Life ** 5 \$2,40 Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Light, Area Affected: 20%					d: 50% Room rea Affected: Room ffected: 50%	ate, Area Affecte f Over Generato ent : Moderate, A f Over Generato Aoderate, Area A	Extent: Mode n: Lower Roo n Growth, Ext n: Lower Roo ded, Extent:	Blisters, E Location Vegetation Location Worn/Erod	Built-Up (BUR)
Location: Jackson Street  Split/Cracked, Extent: Moderate, Area Affected: 50% Location: Throughout  Water Penetration, Extent: Moderate, Area Affected: 25% Location: Third Floor Worn/Eroded, Extent: Moderate, Area Affected: 100% Location: Throughout  Interior  Floors Cast in Place Concrete  20% Now \$5,400 LIFE ** 5 \$7,10  Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Statrs  Cracking/Crumbling, Extent: Moderate, Area Affected: 30% Location: Ist Floor, Throughout, Stairs  Cast in Place Concrete  80% LIFE ** 5 \$28,30  Interior Walls Concrete Masonry Unit Masonry: Brick 75% Now \$44,300 LIFE ** Paint Peeling, Extent: Moderate, Area Affected: 100% Location: Throughout Painted Surfaces, Extent: Moderate, Area Affected: 100% Location: Throughout Painted Surfaces, Extent: Moderate, Area Affected: 100% Location: Throughout  Ceilings Exposed Struc: Concrete 95% Now \$112,300 LIFE ** 5 \$2,40 Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout Water Penetration, Extent: Light, Area Affected: 20%	)	\$11,500	5	l : 50%	Area Affected	xtent : Moderate	Crumbling, E 1 : Throughou	Cracking/ Location	Roll Roofing
Interior Floors Cast in Place Concrete  Cast in Place Concrete  Cast in Place Concrete  Cast in Place Concrete  Coast in Place Concrete  Coast in Place Concrete  Coast in Place Concrete  Cast in Place Concrete  Cast in Place Concrete  Concrete Masonry Unit  Masonry: Brick  Concrete Masonry Unit  Coast in Place Concrete  Concrete Masonry Unit  Concrete Masonry Unit  Concrete Masonry Unit  Coast in Place Concrete  Concrete Masonry Unit  Concrete Masonry Unit  Concrete Masonry Unit  Coast in Place Concrete  Concrete Masonry Unit  Concrete Masonry Unit  Concrete Masonry Unit  Coast in Place Concrete  Concrete Masonry Unit  Concrete Masonry Unit  Coast in Place Concrete  Concrete Masonry Unit  Coast in Place Concrete  Concrete Masonry Unit  Concrete Masonry Introduct Area Affected : 100%  Concrete Masonry Unit  Concrete Masonry Unit  Concrete Masonry Introduct Area Affected : 20%  Concrete Masonry				25%	ffected : 50% rea Affected : 2	eet Moderate, Area A t nt : Moderate, A · Moderate, Area A	n: Jackson St ked, Extent: n: Throughou netration, Ext n: Third Floo ded, Extent:	Location Split/Crac Location Water Pen Location Worn/Eroc	
Cast in Place Concrete  Cast in Place Concrete  Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Stairs  Cracking/Crumbling, Extent: Moderate, Area Affected: 30% Location: 1st Floor, Throughout, Stairs  Cast in Place Concrete  80% LIFE  ** 5 \$28,30  Interior Walls  Concrete Masonry Unit Masonry: Brick  75% Now \$44,300 LIFE  **  Paint Peeling, Extent: Moderate, Area Affected: 100% Location: Throughout  Painted Surfaces, Extent: Moderate, Area Affected: 100% Location: Throughout  Ceilings  Exposed Struc: Concrete  95% Now \$112,300 LIFE  **  Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout  Water Penetration, Extent: Light, Area Affected: 20%						<u></u>		2000000	terior
Cast in Place Concrete  20% Now \$5,400 LIFE ** 5 \$7,10  Broken/Missing Elements, Extent: Moderate, Area Affected: 15%  Location: Stairs  Cracking/Crumbling, Extent: Moderate, Area Affected: 30%  Location: 1st Floor, Throughout, Stairs  Cast in Place Concrete  80% LIFE ** 5 \$28,30  Interior Walls  Concrete Masonry Unit  Assonry: Brick 75% Now \$44,300 LIFE ** 5 \$1,60  Hasonry: Brick 75% Now \$44,300 LIFE **  Paint Peeling, Extent: Moderate, Area Affected: 100%  Location: Throughout  Painted Surfaces, Extent: Moderate, Area Affected: 100%  Location: Throughout  Ceilings  Exposed Struc: Concrete 95% Now \$112,300 LIFE ** 5 \$2,40  Cracking/Crumbling, Extent: Moderate, Area Affected: 25%  Location: Throughout  Water Penetration, Extent: Light, Area Affected: 20%									
Interior Walls  Concrete Masonry Unit 25% LIFE ** 5 \$1,60  Masonry: Brick 75% Now \$44,300 LIFE **  Paint Peeling, Extent: Moderate, Area Affected: 100%  Location: Throughout  Painted Surfaces, Extent: Moderate, Area Affected: 100%  Location: Throughout  Ceilings  Exposed Struc: Concrete 95% Now \$112,300 LIFE ** 5 \$2,40  Cracking/Crumbling, Extent: Moderate, Area Affected: 25%  Location: Throughout  Water Penetration, Extent: Light, Area Affected: 20%	)	\$7,100	5	ected : 15%	rate, Area Affe Area Affected	ts, Extent : Mode xtent : Moderate	issing Elemer 1 : Stairs Crumbling, E	Broken/Ma Location Cracking/	
Concrete Masonry Unit 25% LIFE ** 5 \$1,600 Masonry: Brick 75% Now \$44,300 LIFE **  Paint Peeling, Extent: Moderate, Area Affected: 100%  Location: Throughout  Painted Surfaces, Extent: Moderate, Area Affected: 100%  Location: Throughout  Ceilings  Exposed Struc: Concrete 95% Now \$112,300 LIFE ** 5 \$2,400  Cracking/Crumbling, Extent: Moderate, Area Affected: 25%  Location: Throughout  Water Penetration, Extent: Light, Area Affected: 20%	)	\$28,300	5	* *	LIFE			80%	Cast in Place Concrete
Masonry: Brick 75% Now \$44,300 LIFE **  Paint Peeling, Extent: Moderate, Area Affected: 100%  Location: Throughout  Painted Surfaces, Extent: Moderate, Area Affected: 100%  Location: Throughout  Ceilings  Exposed Struc: Concrete 95% Now \$112,300 LIFE ** 5 \$2,40  Cracking/Crumbling, Extent: Moderate, Area Affected: 25%  Location: Throughout  Water Penetration, Extent: Light, Area Affected: 20%									Interior Walls
Exposed Struc: Concrete 95% Now \$112,300 LIFE ** 5 \$2,40  Cracking/Crumbling, Extent: Moderate, Area Affected: 25%  Location: Throughout  Water Penetration, Extent: Light, Area Affected: 20%	)	\$1,600	5	* *	LIFE ffected : 100%	Moderate, Area 2 t t : Moderate, Ar	Now ling, Extent : 1: Throughou urfaces, Exten	75% Paint Peel Location Painted St	•
Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout Water Penetration, Extent : Light, Area Affected : 20%									Ceilings
Location : 3rd Floor	)	\$2,400	5	l : 25%	Area Affected	xtent : Moderate	Crumbling, E n : Throughou netration, Ext	Cracking/ Location Water Pen	
Exposed Struc: Steel  5% 4+ \$9,500 LIFE **  Corrosion/Rusting, Extent: Light, Area Affected: 5%  Location: 3rd Floor  Paint Peeling, Extent: Light, Area Affected: 10%  Location: 3rd Floor				* *	Iffected : 5%	ent : Light, Area	/Rusting, Ext n : 3rd Floor ling, Extent :	Corrosion Location Paint Peel	Exposed Struc: Steel

#### 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.

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

Asset #: 2597

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$5,900	2037	* *			
	Cracking/C	Crumbling, E	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Jackson St	reet					
On-Site Walkways								
Asphalt	100%	2-4	\$100	2035	* *			
-	Cracking/C	Crumbling, E	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Driveway	C					

Electrical	Current Rep	air Futi	ure Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts	•	•				
Raceway						
Conduit	100%	2032	\$4,300	1		
Panelboards						
Molded Case Bkrs	100%	2031	\$9,700	5	\$300	
Wiring						
Braided Cloth	90% 2-4	\$7,900 2057	* *	1		
	Insulation Aged, Extent : Location : Throughout		ted : 100%			
Thermoplastic	10%	2032	\$900	1		
ighting	1070	2032	φ, σ,	-		
Interior Lighting						
LED	100%	2040	* *			
Egress Lighting						
Emergency, Battery	50%	2040	* *	10	\$1,300	
Exit, Service	50%	2040	* *	1		
Exterior Lighting						
LED	30%	2040	* *			
No Component	70%					
larm						
Security System						
No Component	95%					
Generic	5%	2027	. ,	1	\$200	
	Other Observation, Exten		: 100%			
	Location : Front Of The	-				
	Explanation : CCTV St	weillance Camera				
Fire/Smoke Detection						
Generic, Analog	100%	2037		1-3	\$6,700	
	Other Observation, Exten		: 100%			
	Location: Throughout	_				
	Explanation : Strobe Li	ights, Manual Pull Sta	tions, Alarm Bells, S	moke De	rtectors	

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 #: 2597

Mechanical		Current I	Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Distribution									
Hot Wtr Piping/Pump	100%			2031	\$23,100	4	\$500		
Terminal Devices									
Convector/Radiator	90%			2030	\$77,600	1	\$3,100		
Unit Heater - Hot Water	10%			2027	\$6,300				
Ventilation									
Exhaust Fans									
Wall Unit	20%			2032	\$900	2	\$100		
No Component	80%								
Plumbing									
H/C Water Piping									
Galvanized Steel	5%			2030	\$6,700	1			
No Component	95%								
Sanitary Piping									
Cast Iron	5%			LIFE	* *	1			
No Component	95%								
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *				
	Other Obs	servation, E	xtent : Light, Area	Affected	: 100%				
		ı : 1st To 3r							
	Explana	tion : 1 Fre	ight Unit						
Fire Suppression			<u> </u>						
Standpipe									
Generic	100%			2032	\$48,600	1-5	\$5,500		
Sprinkler					, -,,,,,		Ţ- J- V		
Generic	100%			2042	* *	1-2	\$3,000		

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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#### Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : BELLEVUE MENS SHELTER

Address : 400 EAST 30 STREET @ FIRST AVE.

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0029.000 / 1955 Yr Built/Renovated : 1932 /

Area Sq Ft : 405,952 Project Type : HOMELESS SERVICES

Date of Survey : 08-Mar-2021 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,7,8

Block : 962 Lot : 7501 BIN : 1085588

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$11,951,200	\$428,200
Interior Architecture	\$41,881,600	\$2,572,900
Electrical	\$5,444,000	\$1,854,200
Mechanical	\$3,284,600	\$14,050,800
Total	\$62,561,500	\$18,906,000
Importance Code A	\$11,951,200	\$428,200
Importance Code B	\$49,758,100	\$18,387,200
Importance Code C	\$852,200	\$90,600
Total	\$62,561,500	\$18,906,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$3,600		\$9,800
Interior Architecture				\$75,400
Electrical	\$10,600	\$12,000	\$12,100	\$10,600
Mechanical	\$108,300	\$41,100	\$79,100	\$32,300
Site Enclosure	\$19,500			
Site Pavements	\$14,100			
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$214,700	\$118,800	\$153,400	\$190,200
Importance Code A		\$15,600		\$9,800
Importance Code B	\$214,700	\$103,200	\$153,400	\$180,500
Importance Code C				
Total	\$214,700	\$118,800	\$153,400	\$190,200



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

chitecture	Current Repair	Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior						
Exterior Walls						
Under Construction	100%					
Windows						
Aluminum	80% Now \$9,665,000 2057 ** 5 \$103,800  Broken/Missing Elements, Extent: Moderate, Area Affected: 20%  Location: Throughout  Ctrwt/Balnc Not Funct, Extent: Moderate, Area Affected: 50%  Location: Throughout					
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 50% Location : Auditorium And Other Portions Of 1st Floor					
	Hardware Missing, Extent : Moderate, Area Affected : 50% Location : Throughout					
	Other Observation, Extent: Lig Location: Throughout Explanation: Thermal Ineffici		: 100%			
Steel	20% Now \$2,286,300 2057 ** 5 \$324,400  Broken/Missing Elements, Extent: Moderate, Area Affected: 35%  Location: Throughout					
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Penthouses					
	Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Basement And Stair Shafts					
Parapets						
Under Construction	100%					
Roof						
Metal Panel	2%	2045	* *	10	\$3,600	
Modified Bitumen	5%	2037	* *	10	\$4,900	
Single Ply Membrane	5%	2037	* *	10	\$4,900	
Under Construction	88%					
Soffits Not Accessible	100%					

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 #: 1955

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors Cast in Place Concrete	Cracking	_	\$258,300 Extent: Moderate	LIFE , Area Aff	* * fected : 75%	5	\$136,000	
	Other Ob Location Explana	servation, E n : Mechani ttion : Steel	out Sub-basement Extent: Moderate, A ical Boiler And Cor Utility Covers And	ridor Are	eas Throughout	hroughoi	ut In Various	
		ns Of Sub-b						
Ceramic Tile	Cracking	_	\$171,200 Extent : Moderate And Toilets	2035 , Area Afj	* * fected : 25%	5	\$15,500	
Marble Panels	_		\$133,200 Extent : Light, Are out	LIFE ea Affecte	* * d : 10%	5	\$23,300	
Quarry Tile	Cracking	Now Crumbling, n : Through	\$111,700 Extent : Light, Are out	2037 ea Affecte	* * d : 10%	5	\$23,300	
Terrazzo	Cracking	_	\$425,800 Extent : Light, Are at In Basement And			5	\$72,900	
Vinyl Tile	Broken/M		\$100,700 nents, Extent : Mode nt And Other Areas			3	\$28,000	
Vinyl Tile 9" X 9"	Cracking	Now Crumbling, n : Through	\$750,200 Extent : Light, Are out	2027 ea Affecte	\$37,511,700 d: 20%	3	\$81,600	
Wood	Deteriora Location	n : Through	\$181,100 Extent : Moderate, out amage, Extent : Lig			5	\$29,100	
Not Accessible	Location 8%	n : Through	-					
	Location	n : 9th Floo ttion : Inacc	r	n colon .	~ · ~			

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 #: 1955

Architecture		Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Interior Walls	100/	3.7	0.450.700	2025	* *	-	<b>#21</b> 000		
Ceramic Tile	Cracking/		\$450,700 Extent : Moderate And Toilets	2035 c, Area Aj		5	\$21,000		
Granite Panels	Cracking/	_	\$185,700 Extent : Light, Are nt And Throughout	LIFE ea Affecte	* * ed : 10%				
Marble Panels	_		\$72,300 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%				
Plaster	Broken/M	_	\$143,500 nents, Extent : Ligh ls And Throughout	LIFE t, Area Ą	* * ffected : 50%	5	\$90,600		
Not Accessible	Location			Iffected :	0%				
Ceilings									
AcousTile,Adhered	Broken/M	Now issing Elem 1 : Through	\$97,700 nents, Extent : Mod out	2037 erate, Ar	* * ea Affected : 20%	5	\$31,100		
AcousTileConcealSpLn	10%			2037	* *	5	\$77,700		
AcousTileSusp.Lay-In	5% Broken/M	Now issing Elem	\$50,500 nents, Extent : Mod nt And Throughout	2037	* * ea Affected : 10%	5	\$15,500		
	_	Discoloring 1 : Basemer	, Extent : Moderate nt	e, Area Aj	ffected : 20%				
Plaster	Broken/M	Now issing Elem 1: Through	\$1,237,400 nents, Extent : Ligh out	LIFE t, Area Ą	* * ffected : 50%	5	\$260,400		
Not Accessible	Location			Iffected :	0%				
Site Enclosure									
Fence/Gates Iron Picket	Location	servation, E 1 : Through							
M.A.ID			ted Visibility Due To		uction Netting **				
Metal Panel Not Accessible	35% 5%			LIFE	* *				

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 #: 1955

Architecture		Current R	epair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2042	* *			
	Location	: Througho						
·	Explanat	tion : Obscu	red By Constructi	on Nettii	ıg			
Retaining Walls								
Masonry: Fieldstone	100%		\$19,500	2042	* *			
		ar Miss/Ero : 30th Stree	od, Extent : Light, . et Entrance	Area Aff	ected : 10%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$14,100	2037	* *			
	Cracking/0	Crumbling,	Extent : Light, Are	a Affect	ed : 10%			
	Location	: 30th Stree	et					
On-Site Walkways								
Cast in Place Concrete	5%			2049	* *			
Cast in Place Concrete	10%			2037	* *			
Not Accessible	85%							

Electrical		Current I	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	80%			2032	\$535,200	1		
Conduit	20%			2052	* *	1		
Panelboards								
Under Construction	100%							
Wiring								
Braided Cloth	20%			2031	\$199,200	1		
Thermoplastic	80%			2052	* *	1		
Motor Controllers								
Locally Mounted	80%			2030		5	\$2,200	
Locally Mounted	20%			2045	* *	5	\$500	
fround								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$6,000	
tand-by Power								
Transfer Switches								
Under Construction	100%							

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 #: 1955

Electrical	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power							
Generators							
Under Construction	100%						
Batteries							
Under Construction	100%						
Fuel Storage							
Under Construction	100%						
Lighting							
Interior Lighting							
Fluorescent	5%		2032	\$301,600	10	\$18,600	
	Compact Fluoresce Location : Throug	-	ht, Area	Affected : 100%			
Fluorescent	85%		2027	\$5,127,500	10	\$316,500	
	T-8 Lamps And Fixt	ures, Extent : Light,	Area Affe	ected : 100%			
	Location : Throug	hout The Building					
LED	10%		2042	* *			
	Recent Installation, Location : First A			100%			
Egress Lighting							
Emergency, Battery	50%		2032	\$332,800	10	\$49,000	
Exit, Battery	50%		2032	\$280,900	10	\$13,700	
Exterior Lighting							
Not Accessible	100%						
	Other Observation,	Extent : N/A, Area A	ffected :	0%			
	Location: Buildin	g Perimeter					
	Explanation: Con	struction Netting Ar	ound The	Building			
Alarm	-						
Security System							
No Component	60%						
Generic	40%		2040	* *	1	\$60,700	
	Other Observation,		ffected :	100%			
	Location : Throug	hout The Building					
	Explanation: Rec	ently Installed CCT	<sup>7</sup> Surveill	lance System			
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2032	\$204,500	1-3	\$50,000	

Mechanical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Utility Steam	100%	2052	* *	1		
•	Other Observation, Extent: N/A	l, Area Affected : 100	0%			
	Location: Basement					
	Explanation : Steam From Co.	n Edison				

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 #: 1955

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2035	* *	5	\$24,100	
Distribution Central Plant Steam Piping/Pmp		Now	\$223,000	2032	\$11,148,900	4	\$20,000	
		Extent : M 1 : Sub-base	oderate, Area Affec ement	ted : 100	0%			
		lent, Extent 1 : Sub-base	: Light, Area Affect ement	ed : 10%	ó			
	Location	ı : Sub-base	Extent : Light, Area . ement ing Pipe Insulation	Affected	: 75%			
Terminal Devices	Ехрійни	iion . Missi	ng r ipe insulation					
Air Handler	Not in Ser	Now vice, Exten i : Sub-base	\$746,100 t : Severe, Area Affo ement	2042 ected : 10	**	1	\$45,200	
Convector/Radiator	80%			2030	\$2,593,700	1	\$104,900	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment Window/Wall Unit No Component	10% 90%			2027	\$150,200	1		
Terminal Devices	7070							
Air Handler/Cool/Ht	Location	servation, E 1 : Roof	Extent : N/A, Area A es East Elevator Ma			1	\$12,600	
No Component	95%							
Ventilation								
Distribution							00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$226,400	
Exhaust Fans Interior	Broken, E.	Now xtent : Ligh 1 : 3rd Floo	\$35,200 at, Area Affected : 2. r	2027 5%	\$1,758,400	2	\$9,900	

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.

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

Asset #: 1955

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Plumbing	<u> </u>							•		
H/C Water Piping										
Brass/Copper	15%			2042	* *	1				
Galvanized Steel	85%	Now	\$215,100	2037	* *	1				
		: Sub-base	oderate, Area Affe	ctea : 30%	<b>∕</b> ′0					
			emeni Extent : N/A, Area A	Affected ·	10%					
			ement - 2 Hot Water			torage Ta	anks Installed			
	Other Observation, Extent : Severe, Area Affected : 25%									
	Location	: Roof								
	Explanat Room	tion : Hous	e Tanks In Poor Co	ondition A	And Leaking Into E	ast Eleve	ator Machine			
HW Heat Exchanger	1000/			2050	ماد راي	_	<b>0.40.100</b>			
Steam Fired	100%			2058	* *	4	\$40,100			
Sanitary Piping Cast Iron	1000/	Now	\$99,900	LIFE	* *	1				
Cast Iron			: Moderate, Area A			1				
		: Sub-base		ijjecica .	370					
Storm Drain Piping										
Cast Iron	60%	Now	\$41,900	LIFE	* *	1				
			Extent : Severe, Are Roof Drains	a Affecte	d : 50%					
Cast Iron	40%			LIFE	* *	1				
Sump Pump(s)										
Non-Submersible	100%			2037	* *	4	\$12,900			
			Extent : N/A, Area A ement - 2 Of 4 Sum							
Sewage Ejector(s)										
Electric	100%			2032	\$207,600	4	\$24,200			
Fixtures										
Generic	100%	Zinetowe - P	stant i Madairiti 4	uaa ACC.	tod . 500/					
		ixtures, Ex : Various I	tent : Moderate, A. Locations	rea Ajjec	tea : 50%					
Vertical Transport	Locuiton	. rarious	Locuitons							
Elevators										
Geared Traction	100%			LIFE	* *					
		ervation, E	Extent : Severe, Are		d: 100%					
	Location	: 2 Units I	From Sub-basemen	t To 7th F	Floor, 3 Units Fron	n Ground	d To 8th Floor, 2			
			To 9th Floor							
7	Explana	tion : 7 Uni	its Total, 4 Units No	ot In Serv	vice; Not In Service	e Units A	re Beyond Repair			
Fire Suppression										
Standpipe Generic	300/2	Now	\$54,800	2042	* *	1-5	\$43,200			
GCHCHC			534,800 Toderate, Area Affe			1-3	φ43,200			
		: Sub-base		23)	•					
Generic	70%			2042	* *	1-5	\$148,600			
Generic	/0/0			∠∪†∠		1-3	φ170,000			

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 BELLEVUE MENS SHELTER

Asset #: 1955

Mechanical	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	d Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2042	* *	1-2	\$5,700	
	Other Observation, Extent: N/A,	Area Affected : 100%				
	Location: Sub-basement					
	Explanation : Limited Coverage	2				

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

Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : BORDEN AVENUE VETERANS RESIDENCE

Address : 21-10 BORDEN AVENUE

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 75,000 Project Type : HOMELESS SERVICES

Date of Survey : 24-Feb-2021 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 68 Lot : 2 BIN : 4000526

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,587,800	\$58,700
Interior Architecture	\$617,100	\$375,900
Electrical	\$181,100	\$582,900
Mechanical	\$4,237,600	\$203,600
Site Enclosure	\$57,200	
Total	\$6,680,700	\$1,221,000
Importance Code A	\$1,587,800	\$58,700
Importance Code B	\$4,584,700	\$1,162,300
Importance Code C	\$508,200	
Total	\$6,680,700	\$1,221,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				\$7,300
Interior Architecture	\$106,800	\$6,600		\$2,500
Electrical	\$30,300	\$5,900	\$7,300	\$7,000
Mechanical	\$26,600	\$21,800	\$20,300	\$61,700
Site Pavements	\$10,800			
Total	\$174,500	\$34,200	\$27,600	\$78,600
Importance Code A	\$28,500	\$3,700	\$3,700	\$11,000
Importance Code B	\$146,000	\$24,000	\$23,900	\$67,600
Importance Code C		\$6,600		
Total	\$174,500	\$34,200	\$27,600	\$78,600



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.

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

Asset #: 1941

rchitecture	Current	Repair	Futur	e Replacement	M	Maintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Concrete Masonry Unit	15% Now	\$122,800	LIFE	**	5	\$7,300	
	Vertical Cracks, Exte			d : 5%			
	Location : Railroad Water Penetration, E			atad : 100/			
	Location : Railroad			леа . 10/6			
Managara Daiala				* *	-	¢50.700	
Masonry: Brick	75% Now Diagonal Cracks, Ex	\$471,700	LIFE		5	\$58,700	
	Location : East Fa		еи Ајјесі	еи. 10/0			
	Misaligned/Bulging,		ea Affect	ed · 10%			
	Location : East Fas		sa 1199001	. 1070			
	Water Penetration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location : East Fa		33				
Metal Panel	5%		2052	* *	5-10	\$26,900	
Pre-Cast Concrete	5% Now	\$55,400	LIFE	* *	5	\$12,700	
	Joint Mortar Miss/E			Affected : 50%	-	4,,,,,	
	Location: Window	Sills					
	Open Joints, Extent :	Moderate, Area A <u>j</u>	fected : 2	25%			
	Location : Window	Sills					
Windows							
Aluminum	85% Now	\$35,100	2040	**	5	\$7,500	
	Broken/Missing Elen			Affected: 1%			
	Location: Through Water Penetration, E			atad . 100/			
	Location : Through		геи Ајјес	неа . 10/6			
A 1			2057	* *	-	¢1 200	1
Aluminum	15% Now Broken/Missing Elen	\$123,700			5	\$1,300	1
	Location : Clearsto		c, 111 cu 1	ijjecica : 3570			
	Water Penetration, E		Affected	l : 15%			
	Location : Clearsto		55				
Roof							
Modified Bitumen	100% Now	\$779,100	2037	* *			
	Blisters, Extent : Mo		ed: 10%				
	Location : Through						
	Ponding, Extent : Se		: 15%				
	Location : Around	· ·					
	Water Penetration, E	-					
G CT	Location : Flashing	g At Clearstories, L	ower Ko	oj into Offices			
Soffits Stucco Cement	100%		2037	* *	5		
erior	100/0		2037		<i>J</i>		

Interior

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 #: 1941

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior Floors								
Cast in Place Concrete	65%			LIFE	* *	5	\$144,900	
Ceramic Tile	10%		\$28,100	2041	* *	5	\$5,100	
	Location	ı : Cafeteri	Extent : Light, Are				. ,	
			tent : Moderate, A a And Recreation R					
Mosaic Tile	Broken/Ma Location Joint Mor Location Uneven Su	n : Bathroon tar Miss/En n : Showers ubstrate, Ex	\$46,700 nents, Extent: Light ns And Showers od, Extent: Light, stent: Moderate, A	Area Affe	ected : 10%	5	\$6,400	
			oor To Showers					
Vinyl Tile	Cracking/	Now Crumbling, 1 : Through	\$27,500 Extent : Moderate out	2042 , Area A <u>j</u>	* * fected : 25%	3	\$3,800	
Vinyl Tile	10%			2042	* *	3	\$5,100	
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *	_	<b>010 100</b>	
Ceramic Tile	10%		Φ451 000	2035	* *	5	\$13,100	
Concrete Masonry Unit	_		\$451,000 Extent : Moderate out	LIFE , Area A <u>j</u>		5	\$39,300	
	-		tent : Moderate, Ar White Section And					
	Vertical C	-	nt : Severe, Area A	-				
Gypsum Board	13%			LIFE	* *	5	\$10,200	
Ceilings	100/	3.7	<b>#2.200</b>	2025	ىك بىك	_	<b>0.5.100</b>	
AcousTileSusp.Lay-In	Location	issing Elem 1 : Intake, C	\$3,300 eents, Extent: Light Clinic And Offices			5	\$5,100	
	Location	ı : Recreati						
		Oiscoloring, 1 : Kitchen	Extent : Moderate	, Area Aj 	уества : 5%			
Exposed Struc: Steel	14% Water Pen Location	etration, E	\$166,100 xtent : Moderate, A	LIFE rea Affec	* * cted : 5%			
Exposed Struc: Steel	61%			LIFE	* *			
				2032	\$231,000			

Site Enclosure

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 #: 1941

Architecture		Repair	pair Future Replacement			aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Fence/Gates								
Chain Link		Now	\$57,200	2042	* *			
	Broken/Mi Location	_	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	•	mage, Exte : Parking	ent : Moderate, Are Lot	a Affecte	ed : 5%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	Cracking/0	Now Crumbling, : Through	\$9,300 Extent : Light, Are out	2045 ea Affecte	* * ed : 2%			
	_	Extent : Mo : Front En	derate, Area Affect stry	ted : 5%				
Parking/Driveway								
Asphalt	100%			2041	* *			
	Cracking/0	Crumbling,	Extent: Light, Are	ea Affecte	ed : 5%			
	Location	: Through	out					
Activity Yard								
Asphalt	75%	4+	\$1,500	2035	* *			
		Crumbling, : Basketba	Extent : Light, Are all Court	ea Affecte	ed : 5%			
Cast in Place Concrete	25%			2045	* *			

lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$24,700	2062	* *	5	\$200	
			xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrica	ıl Room					
	Explanat Extended		Iain Service Disco	nnect Sw	vitches Rated At 12	00 Ampe	res Each And On	
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$158,800	2062	* *	5	\$200	
	On Extend	led Life, Ex	tent : Moderate, Ai	rea Affec	ted : 100%			
	Location	: Electrica	l Room					
Raceway								
Conduit	90%			2042	* *	1		
Conduit	10%			2052	* *	1		
Panelboards								
Fused Disc Sw	10%			2031	\$8,800	5	\$200	
Molded Case Bkrs	20%			2031	\$17,500	5	\$400	
Titolaga Cast Bins								

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 #: 1941

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Wiring						
Thermoplastic	90%	2042	* *	1		
Thermoplastic	10%	2052	* *	1		
Motor Controllers						
Locally Mounted	100%	2030	\$231,500	5	\$500	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,100	
Lighting						
Interior Lighting	100/					
Fluorescent	13%	2032	\$144,900	10	\$8,900	
	Other Observation, Extent : N/A, Ar	ea Affected : .	100%			
	Location : Offices					
	Explanation: T-8 Lamps					
Fluorescent	2%	2027	\$22,300	10	\$1,400	
	Other Observation, Extent: N/A, Ar	ea Affected : .	100%			
	Location : Boiler Room					
	Explanation: T-12 Lamps					
LED	85%	2040	* *			
Egress Lighting						
Emergency, Battery	50%	2040	* *	10	\$9,100	
Exit, Service	50%	2040	* *	1		
Exterior Lighting						
LED	20%	2040	* *			
No Component	80%					
Alarm						
Security System						
No Component	50%					
Generic	50%	2040	* *	1	\$14,000	
	Other Observation, Extent: N/A, Ar					
	Location : Hallways, Cafeteria, O		e Perimeter			
	Explanation: CCTV Surveillance	Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2032	\$188,900	1-3	\$46,200	
	Other Observation, Extent : N/A, Ar	00	100%			
	Location: Throughout The Buildin					
	Explanation: Smoke Detectors, Al	arm Bells, M	anual Pull Station	s, Strobe	Lights, Horns	

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

Heating

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 #: 1941

Mechanical	Current	Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source	1000/		20.42	* *			
Natural Gas	100%	C	2042		1		
	Other Observation, I Location : Spinkler	· ·	ујестеа :	370			
	•	Gas Booster Pump					
Conversion Equipment	Explanation : With	Gus Booster 1 ump					
Furnace	15%		2037	* *	1	\$5,600	
	Other Observation, I	Extent : N/A, Area A		100%		4-,	
	Location: Roof						
	Explanation: 2 Pa	ckage Units					
Hot Water Boiler	85%		2037	* *	1	\$31,500	
Distribution							
Hot Wtr Piping/Pump	85%		2040	* *	4	\$4,700	
No Component	15%						
Terminal Devices		0.100.000	•••	40.4.000			
Air Handler	70% 0-2	\$193,000	2027	\$964,900	1	\$29,200	
	Not Energy Efficient, Location : Through		, Area Aff	tectea : 100%			
	On Extended Life, Ex		Affaatad	. 1000/			
	Location : Through		Ајјестеи	. 100/0			
Convector/Radiator	15%		2030	\$00,000	1	\$2.600	
No Component	15%		2030	\$89,800	1	\$3,600	
Air Conditioning	1370						
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Ext Pkg Unit -	15%		2037	* *	2	\$700	
Heating/Cooling							
	Other Observation, I	Extent : N/A, Area A	lffected :	100%			
	Location: Roof						
		ckage Units. R-410					
Split Unit	85% Now			\$1,478,500			
	Malfunctioning, Exte				16.10		
	Location : Roof, Th And Or Electrical I		For 2 G	19 Split Units Ha	ve Multip	ole Mechanical	
	Other Observation, I		Area Affe	cted : 100%			
	Location : Roof	,	33				
		nits Are On Extend	ed Life Ti	ime. R-22 Refriger	ant.		
Terminal Devices		-		, 5			
Air Handler/Cool/Ht	85%		2027	\$1,208,100	1	\$39,400	
No Component	15%						
Heat Rejection							
	85%		2027	\$180,300	2	\$44,400	
Air Cooled Condenser	0370		2027	4-00,000		. ,	
Air Cooled Condenser Unit No Component	15%		2027	¥,		. ,	

Ventilation

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 #: 1941

Mechanical		Current Repair			re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,800	
Exhaust Fans								
Interior	20%			2027	\$65,000	2	\$500	
Roof	80%	0-2	\$11,400	2032	\$113,700	2	\$1,500	
	-	_	nt : Moderate, Are	a Affecte	ed: 15%			
	Location		. 16 1	100 . 1	200/			
			t : Moderate, Area	Affectea	: 20%			
	Location	: Kooj						
lumbing								
H/C Water Piping	100/	N	¢1 000	2042	* *	1		
Brass/Copper		Now	\$1,900 oderate, Area Affe			1		
	-				070 ot Water Mixing Va	ılva		
D /C		. Doner Ki	Dom, Dejective Do		**			
Brass/Copper	90%			2042	* *	1		
Water Heater With Tanks	700/			2020	<b>011 700</b>	2		
Gas Fired	70%	.· r	37/4 4	2030	\$11,700	2		
	Location		xtent : N/A, Area A	<i>ујестеа</i> :	100%			
			050 Callon For Vi	to have				
G F' 1			250 Gallon For Ki		Ф1 200			
Gas Fired		Now	4 1664-1.	2032	\$1,300	2		
			re, Area Affected : Boiler Room	100%				
G F' 1		. 1 Onu in	Botter Room	2022	Ф2.700			
Gas Fired	22%			2032	\$3,700	2		
Sanitary Piping	1000/			LIDE	* *	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			LIEE	* *	1		
Cast Iron	100%	umustion E	xtent : Light, Area	LIFE		1		
		ervanon, E : Side Yara		Ајјестеа	. 100%			
				Eau Doof	Dunoff			
Sump Pump(s)	Ехріапан	on . Storm	Detention Basin I	or Rooj	Kunojj			
Non-Submersible	100%			2032	\$14,700	4	\$2,400	
Sewage Ejector(s)	10070			2032	\$14,700		\$2,400	
Electric	100%			2027	\$38,400	4	\$3,000	
Fixtures	10070			2027	\$30,400		\$5,000	
Generic	100%							
ire Suppression	100/0							
Sprinkler								
Generic	100%			2042	* *	1-2	\$21,000	
Chemical System	100/0						Ψ21,000	
No Component	99%							
Generic	1%			2030	\$800	1-3	\$800	
*		ervation, E	xtent : N/A, Area A				4000	
	Location		, , ,					
		ion : For H	<i>loods</i>					

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : BRIARWOOD FAMILY RESIDENCE

Address : 80-20 134TH STREET

Borough : QUEENS Agency's Number : N/A
Program / Asset # : DHS0063.000 / 3012 Yr Built/Renovated : 1992 /

Area Sq Ft : 69,163 Project Type : HOMELESS SERVICES

Date of Survey : 14-Dec-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 9662 Lot : 20 BIN : 4314908

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,032,800	\$529,800
Interior Architecture	\$585,000	\$2,701,400
Mechanical	\$325,500	\$1,981,900
Total	\$1,943,300	\$5,213,000
Importance Code A	\$1,032,800	\$617,700
Importance Code B	\$793,900	\$4,531,700
Importance Code C	\$116,700	\$63,600
Total	\$1,943,300	\$5,213,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$50,200		\$43,800	
Interior Architecture	\$75,100		\$3,500	\$11,600
Electrical	\$17,100	\$2,600	\$3,500	\$2,600
Mechanical	\$150,700	\$8,800	\$11,200	\$8,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$297,000	\$15,300	\$65,900	\$27,000
Importance Code A	\$53,500	\$3,600	\$47,000	\$3,600
Importance Code B	\$217,400	\$11,800	\$15,400	\$23,400
Importance Code C	\$26,200		\$3,500	
Total	\$297,000	\$15,300	\$65,900	\$27,000



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 #: 3012

chitecture	Current Repair			Futur	e Replacement	M	aintenance	
tem Component Type		ail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$69,400	
Masonry: Brick		Now	\$135,700	LIFE	* *	5	\$84,400	
	-		e, Extent : Mode	rate, Area	a Affected : 5%			
	Location:	_						
			ent : Light, Area	Affected	: 2%			
		Window Si						
			xtent : Light, Ar	ea Affecte	ed : 5%			
	Location:	Below Gut	ter Leaks					
Windows								
Aluminum	100%		\$897,100	2058	* *	5	\$9,600	
	-		Moderate, Area Throughout	Affected	! : 25%			
		-	Extent : Modero	ite, Area .	Affected : 25%			
			Throughout					
		-	ent : Moderate, 2	Area Affe	cted : 15%			
	Location:	Apartments	s Throughout					
	Unit Inopera	able, Extent	: Moderate, Are	a Affecte	d : 10%			
	Location:	Apartments	s Throughout					
	Water Penet	ration, Exte	ent : Moderate, A	lrea Affec	cted : 20%			
	Location:	Apartments	s Throughout					
	Weather Stri	p Missing,	Extent : Modera	te, Area A	Affected : 25%			
	Location:	Apartments	s Throughout					
Parapets								
Metal Panel	10%			2053	* *	5	\$1,700	
Metal Rail	90%			2046	* *	5-10	\$72,100	
Roof								
Metal Panel	35%	2-4	\$6,400	2046	* *			
	Gut/DS Non	Func/Miss	, Extent : Light,	Area Affe	cted: 5%			
	Location:	Gutter Lea	ks					
				2033	\$445,400	10	\$41,700	
Modified Bitumen	65%							
Modified Bitumen	Patching Ev		nt : Light, Area A t		·	10	4.2,	
			-		·			
Modified Bitumen  Soffits Cast in Place Concrete	Patching Ev		-		·	5	\$18,200	

Interior

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 #: 3012

Architecture		Current l	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Cast in Place Concrete	4%	)		LIFE	* *	5	\$18,100	
Ceramic Tile	6%	Now	\$34,200	2042	* *	5	\$3,100	
	Broken/M	issing Elem	ents, Extent : Mode	erate, Are	ea Affected : 5%			
	Location	n : Apartme	nts Throughout					
	Worn/Ero	ded, Extent	: Light, Area Affect	ted : 25%	ó			
	Location	n : Apartme	nts Throughout					
Vinyl Tile	90%	0-2	\$251,400	2033	\$2,513,700	3	\$34,900	
,			Extent : Moderate				, , , , , , ,	
	_	_	nt Floor Corridor					
	Worn/Ero	ded, Extent	: Light, Area Affect	ted : 50%	ó			
			rs And Apartments					
Interior Walls								
Cast in Place Concrete	5%	) )		LIFE	* *	10	\$17,700	
Ceramic Tile	5%	)		2036	* *	5	\$7,100	
Concrete Masonry Unit	15%	)		LIFE	* *	5	\$17,000	
Gypsum Board	75%	)		LIFE	* *	5-10	\$180,300	
Ceilings								
Exposed Struc: Concrete	5%	)		LIFE	* *	5-10	\$6,500	
Gypsum Board	95%	)		LIFE	* *	5-10	\$341,000	
Site Enclosure								
Fence/Gates								
Chain Link	85%	)		2059	* *			
Iron Picket	15%	)		2053	* *			
			Extent : Light, Ared	a Affected	d : 10%			
	Location	n : West Sid	e					
Retaining Walls								
Cast in Place Concrete	100%	)		2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	)		2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	)		2046	* *			
Parking/Driveway								
Asphalt	100%	)		2042	* *			
Activity Yard				• • • •				
Asphalt	40%			2042	* *			
Cast in Place Concrete	40%			2046	* *			
Rubber Matting	20%	)		2038	* *			

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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 #: 3012

Electrical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2043	* *	5	\$300	
	Other Observation, E		!ffected :	100%			
	Location : Electrica						
	Explanation: One	1,200 Ampere And	Two 800	Ampere Main Disc	onnect S	witches	
Switchgear / Switchboard							
Fused Disc Sw	100%		2043	* *	5	\$300	
Raceway							
Conduit	100%		2043	* *	1		
Panelboards							
Molded Case Bkrs	100%		2041	* *	5	\$1,800	
Wiring							
Thermoplastic	100%		2043	* *	1		
Motor Controllers							
Locally Mounted	100%		2038	* *	5	\$500	
Ground							
Grounding Devices					_		
Generic	100%		LIFE	* *	5	\$2,000	
Lighting							
Interior Lighting				ats ats			
LED	100%		2038	* *			
Egress Lighting							
Emergency, Battery	50%		2038	* *	10	\$8,300	
Exit, Battery	50%		2038	* *	10	\$2,300	
Exterior Lighting							
LED	30%		2038	* *			
No Component	70%						
Lightning Protection							
Arresters/Cabling		*** -**			_		
Generic	100% Now	\$13,500	2068	* *	5	\$300	
	Other Observation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Roofs						
	Explanation : Light	ning Rods Not Prop	perly Bor	nded/detached			
Alarm							
Security System	1000/		• • • •	ماد ماد		<b>4.5.</b> 0.00	
Generic	100%	37/4	2038	**	1	\$25,800	
	Other Observation, E		Iffected :	100%			
	Location : Through	-					
	Explanation: CCT	V Surveillance Syst	em				
Fire/Smoke Detection	1000/						
Under Construction	100%						

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 #: 3012

echanical	Current Repair Future Repla		Replacement	M	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ating						
Energy Source						
Electricity	5%	2043	* *	1		
Natural Gas	95%	2043	* *	1		
Conversion Equipment Hot Water Boiler	95% Other Observation, Extent	2046 : N/A, Area Affected : A	* *	1	\$32,500	
	Location : Boiler Room Explanation : Two Units, Built-in Heat Exchangers		Domestic Hot W	ater Gen	erated From	
Radiant Heater	5%	2033	\$87,900	2	\$1,600	
	Other Observation, Extent Location: Basement - El Explanation: Electric Un	evator Machine Room				
Distribution	Î					
Ductwork/Diffusers	20% Now Damaged, Extent: Moderc Location: Roofs At Make	**	* *	2-5	\$7,700	
Hot Wtr Piping/Pump	80% Now On Extended Life, Extent: Location: Throughout	\$118,200 2058 Light, Area Affected : A	**	4	\$2,700	
	Other Observation, Extent Location : Throughout			D	1	
Terminal Devices	Explanation: System Un	abie 10 Deliver Require	ea Flow 10 Meet F	1eat Den	iana	
Air Handler	10% Now Damaged, Extent : Modera Location : Roofs	\$127,100 2043 ate, Area Affected : 100	* *	1	\$3,900	
	On Extended Life, Extent : Location : Roofs	Light, Area Affected : I	100%			
	Other Observation, Extent Location: Roofs Explanation: Two Roofte		100%			
Convector/Radiator	70%	2031	\$386,700	1	\$15,600	
Convector/Radiator	On Extended Life, Extent: Location: Throughout			1	\$15,000	
Fan Coil Unit/Heat	10%  On Extended Life, Extent:  Location: Basement - Ce Other Observation, Extent	iling Mounted		1	\$2,200	
	Location: Basement - Ce Explanation: Ducted He	iling Mounted				
Unit Heater - Hot Water	10% Other Observation, Extent	2033 : N/A, Area Affected : I	\$40,000			
	Location : Various Locat Explanation : Cabinet An					

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 #: 3012

Mechanical	Current Repair	Future F	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating		•					
Controls							
Electrical	100%	2028	\$375,500				
Air Conditioning							
Energy Source	200/	2041	* *	1			
Electricity No Component	30% 70%	2041	4. 4.	1			
No Component Conversion Equipment	7070						
Split Unit	5% Now \$80,20	00 2043	* *				
Spin Onit	Broken, Extent : Severe, Area Affect						
	Location: Roof - West Side	<b>Cu.</b> 10070					
Window/Wall Unit	25%	2028	\$64,000	1			
No Component	70%	2020	\$04,000	1			
Ventilation	7070						
Distribution							
Ductwork/Diffusers	50%	LIFE	* *	2-5	\$30,500		
No Component	50%						
Exhaust Fans							
Interior	10%	2028	\$30,000	2	\$200		
	On Extended Life, Extent : Light, An Location : Basement - Ceiling Mo		00%				
Roof	25% Now \$32,80 On Extended Life, Extent : Light, An Location : Roofs		* *	2	\$400		
	Unit Inoperable, Extent : Moderate, Location : Roofs	Area Affected :	100%				
Roof	25%  On Extended Life, Extent : Light, An Location : Roofs	2028 rea Affected : 10	\$32,800	2	\$500		
No Component	40%						
Plumbing							
H/C Water Piping Brass/Copper	100% Now \$17,40 On Extended Life, Extent: Light, An Location: Throughout Other Observation, Extent: Modera	ea Affected : 10		1			
	Location : Boiler Room						
Caudama Dindo	Explanation : Domestic Hot Water	· Kecirculating I	Pump Defective				
Sanitary Piping Cast Iron	100% Now \$42,50 Blockage /Clogged, Extent : Modera Location : Basement - West Side		* * ed : 20%	1			
Storm Drain Piping Cast Iron	100%	LIFE	* *	1			
Backflow Preventer Generic	100%	2038	* *	1	\$4,200		

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 BRIARWOOD FAMILY RESIDENCE

Asset #: 3012

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

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

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

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#### Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : BROWNSVILLE WOMENS CENTER

Address : 357 SARATOGA AVENUE @ST. MARKS AVENUE

Borough : BROOKLYN Agency's Number : JK03

Area Sq Ft : 13,400 Project Type : HOMELESS SERVICES

Date of Survey : 12-Jun-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1453 Lot : 1 BIN : 3039075

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		\$10,000
Mechanical		\$139,100
Total		\$149,000
Importance Code A		\$139,100
Importance Code B		\$10,000
Total		\$149,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$52,100	\$25,800		
Interior Architecture	\$54,200	\$2,500		\$2,100
Electrical	\$29,700	\$21,800	\$300	\$300
Mechanical	\$1,900	\$14,900	\$2,500	\$1,600
Total	\$137,800	\$65,000	\$2,800	\$4,000
Importance Code A	\$52,800	\$26,500	\$700	\$700
Importance Code B	\$83,400	\$38,500	\$2,200	\$3,300
Importance Code C	\$1,600			
Total	\$137,800	\$65,000	\$2,800	\$4,000



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

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls	2-0/		<b>*** -</b> **			_		
Masonry: Brick	Cracking/C Location Spalling, E Location	: Through xtent : Mo : Areaway	\$32,700 Extent : Moderate out derate, Area Affect s At North Facade : Light, Area Affec	ed : 25%	6	5	\$4,100	
			s At North Facade	iea . 25%	o			
Steer Comment		. Meaway	3711 IVOI III I dedde	20.42	* *		¢20.500	
Stucco Cement Windows	75%			2043		5	\$30,500	
Aluminum			\$13,600 ct, Extent : Modera out	2046 ate, Area	* * Affected : 20%	5	\$2,900	
	Glazing Br	_	ked, Extent : Mode	rate, 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	Cracking/0	_	\$5,900 Extent : Light, Are	2035 2050 ea Affecte	* * * * ed : 2%	10	\$20,400	
	Location	: Skylight						
terior								
Floors	50/			LIEE	* *	_	<b>#2 100</b>	
Cast in Place Concrete Ceramic Tile	5% 5%	0-2	\$2.700	LIFE 2039	* *	5 5	\$2,100 \$500	
Ceramic The	Cracking/0		\$2,700 Extent : Moderate ns			3	\$300	
Quarry Tile	5%			2043	* *	5	\$1,500	
Vinyl Tile	85% Adhesion I Location Cracking/C Location Uneven Su	: Through Crumbling, : Through bstrate, Ex	Extent : Moderate out tent : Moderate, A	2035 rea Affect , Area A <u>f</u>	ffected : 15%	3	\$6,200	
Interior Walls	Location	: Through	<i>Oui</i>					
Ceramic Tile	Cracking/0	Now Crumbling, : Through	\$1,600 Extent : Light, Are	2039 ea Affecte	* * ed : 5%	5	\$700	
Concrete Masonry Unit	5%			LIFE	* *	5	\$600	
Gypsum Board	70%			LIFE	* *	5	\$12,500	
Masonry: Fieldstone	20%			LIFE	* *			

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2035	* *	5	\$4,900	
Gypsum Board	75%	Now	\$5,000	LIFE	* *	5	\$18,400	
		lam Surface 1 : Second I	e, Extent : Moderat Floor	e, Area A	lffected : 2%			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 15%			
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			
Parking/Driveway								
Asphalt	100%			2039	* *			
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 10%			

Electrical	Current Repa	air Future	Replacement	Ma	aintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2040	* *	5	\$100		
	Other Observation, Exter	t : Light, Area Affected :	100%				
	Location : Electrical Re	oom					
	Explanation: Main Ser	vice Switch Rated At 400	Amperes				
Switchgear / Switchboard							
Molded Case Bkrs	100%	2040	* *	5	\$400		
Raceway							
Conduit	100%	2040	* *	1			
Panelboards							
Fused Disc Sw	5%	2038	* *	5			
Molded Case Bkrs	95%	2038	* *	5	\$300		
Wiring							
Thermoplastic	100%	2040	* *	1			
Motor Controllers							
Locally Mounted	100%	2035	* *	5	\$100		
Ground				•		•	
Grounding Devices							
Generic	100%	LIFE	* *	5	\$200		

Lighting

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

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

Asset #: 4454

Electrical	Current Re	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	5%		2030	\$10,000	10	\$600	
	Other Observation, Ext		Affected	: 100%			
	Location : Throughou						
	Explanation: T-12 La	amps Type Fixture					
Fluorescent	90%		2035	* *	10	\$11,100	
	Other Observation, Ext	tent : Light, Area	Affected	: 100%			
	Location: 1st Floor						
	Explanation: T-8 Lar	nps					
Incandescent	5% 2-4	\$11,000	2040	* *	2		
	Other Observation, Ext	_	Affected	: 100%			
	Location : Throughor	ıt The Building					
	Explanation: Obsole	te Incandescent F	ixtures.				
Egress Lighting							
Emergency, Battery	50%		2030	\$11,000	10	\$1,600	
Exit, Service	50%		2030	\$2,800	1		
Exterior Lighting							
HID	30% Now	\$18,300	2040	* *			
	Other Observation, Ext		Affected	: 100%			
	Location : Building E						
	Explanation : Fixture	s Are Old And Do	Not Op	erate.			
No Component	70%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2030	\$4,900	1	\$1,000	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2025	\$10,100	1-3	\$2,500	
	Other Observation, Ext	-	Affected	: 100%			
	Location : Building In						
	Explanation : Fire Al	arm System Is Ob	solete Sy	rstem.			

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2028	\$139,100	1	\$6,600	
	On Extended Life, Extent : Modero	ate, Area Affected	d : 100%			
	Location: Basement					
	Other Observation, Extent : Light,	Area Affected : 1	100%			
	Location : Boiler Room					
	Explanation: 1 Unit At 310,000	BTU/HR				

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

Terminal Devices   Convector/Radiator   100%   2035   * * 1   \$4   \$4   \$4   \$4   \$4   \$5   \$6   \$6   \$6   \$6   \$6   \$6   \$6	\$700 4,300 \$200
Distribution	\$200
Hot Wtr Piping/Pump   100%   2038   ** 4	\$200
Terminal Devices	\$200
Convector/Radiator   100%   2035   ** 1   \$4   \$4   \$4   \$4   \$4   \$4   \$4	\$200
Air Conditioning Energy Source	\$200
Energy Source   Electricity   100%   2038   * * 1	
Electricity	
Conversion Equipment	
Ext Pkg Unit - Heating/Cooling	
Recent Replace Evident, Extent : N/A, Area Affected : 100%   Location : Roof	2,200
No Component   60%	2,200
No Component   60%	2,200
Distribution	2,200
Ductwork/Diffusers   30%   LIFE   * * 2-5   \$2	2,200
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	2,200
Exhaust Fans   Roof   20%   2038   **   2     No Component   80%     Plumbing   H/C Water Piping   Galvanized Steel   100%   2035   **   1     Water Heater With Tanks   Gas Fired   100%   2028   \$33,400   2     Other Observation, Extent : Light, Area Affected : 100%   Location : Basement   Explanation : 2 Units. One General Purpose 200 Gallon Storage And One 75 Gallon	
Roof 20% 2038 ** 2 No Component 80%  Plumbing H/C Water Piping Galvanized Steel 100% 2035 ** 1  Water Heater With Tanks Gas Fired 100% 2028 \$33,400 2  Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units. One General Purpose 200 Gallon Storage And One 75 Gallon	
No Component 80%  Plumbing H/C Water Piping Galvanized Steel 100% 2035 ** 1  Water Heater With Tanks Gas Fired 100% 2028 \$33,400 2  Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units. One General Purpose 200 Gallon Storage And One 75 Gallon	Ф100
Plumbing H/C Water Piping Galvanized Steel 100% 2035 ** 1  Water Heater With Tanks Gas Fired 100% 2028 \$33,400 2  Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units. One General Purpose 200 Gallon Storage And One 75 Gallon	\$100
H/C Water Piping Galvanized Steel 100% 2035 ** 1  Water Heater With Tanks Gas Fired 100% 2028 \$33,400 2  Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units. One General Purpose 200 Gallon Storage And One 75 Gallon	
Galvanized Steel 100% 2035 ** 1  Water Heater With Tanks Gas Fired 100% 2028 \$33,400 2  Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units. One General Purpose 200 Gallon Storage And One 75 Gallon	
Water Heater With Tanks Gas Fired  100% 2028 \$33,400 2  Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units. One General Purpose 200 Gallon Storage And One 75 Gallon	
Gas Fired  100% 2028 \$33,400 2  Other Observation, Extent: Light, Area Affected: 100%  Location: Basement  Explanation: 2 Units. One General Purpose 200 Gallon Storage And One 75 Gallon	
Other Observation, Extent : Light, Area Affected : 100%  Location : Basement  Explanation : 2 Units. One General Purpose 200 Gallon Storage And One 75 Gallon	
Sanitary Piping	
Cast Iron 100% LIFE ** 1	
Storm Drain Piping  Cost Iron 100%  LIFE ** 1	
Cast Holi 10070 Eli-E 1	
Fixtures Generic 100%	
Generic 100%  Obsolete Fixtures, Extent: Severe, Area Affected: 100%  Location: Throughout	
Fire Suppression	-
Sprinkler	
	3,800
Chemical System	
No Component 98%	
Generic 2% 2025 \$3,200 1-3 \$3	

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 - FY 2023** Print Date: 14-Oct-2022

**Asset Name** : BUSHWICK FAMILY RESIDENCE Address : 1675 BROADWAY @ SCHAEFER ST.

Borough : BROOKLYN Agency's Number : N/A

Program / Asset # : DHS0055.000 / 53 Yr Built/Renovated : 1990 / 2001

Area Sq Ft : 64,857 **Project Type** : HOMELESS SERVICES

**Date of Survey** : 25-Feb-2021 **Landmark Status** : NONE

**Areas Surveyed** : Basement, Floors 1,2,3

: 3426 BIN Block Lot : 3319581

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$542,000	\$602,700
Interior Architecture		\$55,100
Electrical		\$163,400
Mechanical	\$60,000	\$386,800
Total	\$602,000	\$1,208,000
Importance Code A	\$542,000	\$602,700
Importance Code B	\$60,000	\$550,200
Importance Code C		\$55,100
Total	\$602,000	\$1,208,000

Total	\$163,300	\$56,900	\$24,000	\$16,500
Importance Code C	\$10,400		\$3,500	
Importance Code B	\$140,400	\$24,200	\$17,200	\$12,800
Importance Code A	\$12,500	\$32,600	\$3,200	\$3,800
Total	\$163,300	\$56,900	\$24,000	\$16,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$8,400			
Site Enclosure	\$2,000			
Mechanical	\$85,400	\$7,300	\$10,900	\$7,300
Electrical	\$31,400	\$5,200	\$5,600	\$4,900
Interior Architecture	\$22,900	\$11,000	\$3,500	
Exterior Architecture	\$9,300	\$29,400		\$400
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 #: 53

Architecture	Current Repair		Futu	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	1000			LIPP	* *	_	<b>#00.000</b>	
Masonry: Brick	100%	)		LIFE	* *	5	\$88,800	
Windows	750/	2.4	¢227 400	2049	* *	-	¢7.200	
Aluminum	75%		\$336,400 nt : Moderate, Area	2048		5	\$7,200	
	-		n . Moderdie, Ared wout Apartment Win		1. 30/0			
		_	Extent : Moderate, A		ected · 30%			
		_	nout Apartment Win		ciea . 50/0			
		_	: Moderate, Area A		· 40%			
			out Apartment Win		1070			
Aluminum	25%		The second secon	2048	* *	5	\$4,800	
Parapets	2370	J		2040			Φ+,600	
Masonry: Brick	50%	, n		LIFE	* *	5	\$2,200	
Metal Panel	5%			2052	* *	5	\$900	
Metal: Cage/Fence	45%		\$9,300	2037	* *	5	\$6,400	
Wear. Sage 1 shee			Extent : Moderate, A		cted : 25%	J	\$0,100	
		n : Through		33				
		_	Extent : Moderate,	Area Afi	fected : 50%			
		n : Through		55				
Roof								
Metal Panel	25%	, )		2045	* *	10	\$29,400	
Modified Bitumen	Locatio Patching Locatio Ponding,	logged, Ext n : Lower C Evident, Ex n : Main Ro	ght, Area Affected :	lffected :				
Interior								
Floors								
Cast in Place Concrete	10%		\$17,200	LIFE	* *	5	\$22,600	
			nents, Extent : Ligh	t, Area A	ffected : 2%			
	Locatio	n : Boiler R	oom In Basement					
Ceramic Tile		Now	\$5,700	2035	* *	5	\$2,600	
		-	ients, Extent : Ligh ms At All Floors	t, Area Ą	ffected : 5%			
Vinyl Tile	85%	, )		2037	* *	3	\$33,000	
Interior Walls								
Cast in Place Concrete	10%	, D		LIFE	* *			
Ceramic Tile	5%	, )		2041	* *	5	\$7,100	
Concrete Masonry Unit	15%			LIFE	* *	5	\$8,500	
Glass: Single Pane	5%			LIFE	* *	5	\$5,300	
Gypsum Board	65%	Ď		LIFE	* *	5	\$55,100	
Ceilings								
Exposed Struc: Concrete				LIFE	* *	5	\$12,200	
Gypsum Board	25%	Ò		LIFE	* *	5	\$32,600	

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 #: 53

Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
te Enclosure								
Fence/Gates								
Chain Link	60%			2052	* *			
	Location	: Building	Extent : Light, Area Perimeter Mesh Style Fence	Affected	: 100%			
I D' 1			<u>*</u>	2067	* *			
Iron Picket	40%	4+	\$2,000	2067				
		ssing Elem : Central I	ents, Extent : Light Play Yard	t, Area A	ffected : 5%			
te Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	* *			
On-Site Walkways								
Asphalt	25%	4+	\$1,600	2035	* *			
	U	Crumbling, : Garden	Extent : Light, Are Walk Area	ea Affecte	ed : 5%			
Cast in Place Concrete	75%			2045	* *			
Parking/Driveway								
Asphalt	100%	4+	\$6,800	2035	* *			
•		Crumbling, : Parking	Extent : Light, Are Lot Area	ea Affecte	ed : 20%			
		0	ht, Area Affected :	15%				
		: Parking						
Activity Yard								
Rubber Matting	100%			2037	* *			

ectrical	Current Repair	Futu	re Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$300	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Basement Electrical Room	ı				
	Explanation: Main Service Disconne	ct Switch	Rated 3000 Amper	res		
Switchgear / Switchboard						
Fused Disc Sw	100%	2042	* *	5	\$300	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Basement Electrical Room	ı				
	Explanation: One Vertical Section					
Raceway						
Conduit	100%	2042	* *	1		
Panelboards						
Molded Case Bkrs	100%	2040	* *	5	\$1,700	
Wiring						
Thermoplastic	100%	2042	* *	1		

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 #: 53

Electrical	Current R	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts							
Motor Controllers							
Locally Mounted	100%		2037	* *	5	\$400	
Ground							
Grounding Devices							
Not Accessible	100%						
ighting							
Interior Lighting							
LED	100%		2037	* *			
Egress Lighting							
Emergency, Battery	40%		2040	* *	10	\$6,300	
Exit, Service	60%		2040	* *	1		
Exterior Lighting							
LED	30%		2040	* *			
No Component	70%						
Lightning Protection							
Arresters/Cabling							
Generic	100% Now	\$27,000	2072	* *	5	\$300	
	Other Observation, Ex Location : Roof	tent : N/A, Area A	ffected :	10%			
	Explanation : Severa On The Roof .	l Lightning Rod A	re Disco	nnected From Equ	ipment A	nd Are Laying	
Alarm							
Security System							
No Component	70%						
Generic	30%		2032	\$35,700	1	\$7,300	
	Other Observation, Ex	tent : N/A, Area A	ffected :	100%			
	Location : Hallways						
	Explanation: CCTV	Surveillance Cam	era Syst	ет			
Fire/Smoke Detection							
Generic, Analog	100%		2032	\$163,400	1-3	\$40,000	
	Other Observation, Ex	,	ffected :	100%			
	Location : Througho	ut The Building					
	Explanation: Strobe	Lights, Alarm Be	lls, Manı	ıal Pull Station An	d Smoke	Detectors	

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2052	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$32,100	
	Leak Evident, Extent : Moderate, .	Area Affected : 10%				
	Location: Basement					
	Other Observation, Extent : Light,	Area Affected: 100%	6			
	Location: Basement					
	Explanation: 2 Units					

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 #: 53

Mechanical	Current	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Distribution	000/ N	¢ ( 000	2040	* *	4	¢2 200	
Hot Wtr Piping/Pump	99% Now Leak Evident, Extent Location: Hot Wat		2040 Iffected : 5		4	\$3,200	
II-4 W/4., Dining/Danger			2057	* *	1		
Hot Wtr Piping/Pump	1% Now Leak Evident, Extent Location: Basemen			00%	4		
Terminal Devices							
Air Handler	20% Now Not in Service, Exten Location : Roof				1	\$7,200	
	Other Observation, E	Extent : Light, Area	Affected :	100%			
	Location: Roof	W. C. III.	. 4 117		<b>,</b> .	, III. M	
	Explanation : Hot V Running At The Tin		ing Ana ve	entitating Units. I	zqи <i>ірте</i> і	nt was not	
Convector/Radiator	80%		2037	* *	1	\$16,800	
Air Conditioning							
Energy Source Electricity	100%		2048	* *	1		
Conversion Equipment Window/Wall Unit	25%		2027	\$60,000	1		
No Component	75%						
Ventilation Distribution							
Ductwork/Diffusers	40%		LIFE	* *	2-5	\$14,500	
No Component	60%					. ,	
Exhaust Fans							
Interior	20%		2032	\$56,200	2	\$400	
	Abandoned in Place, Location : Basemer		Area Affec	cted : 30%			
Roof	75%		2032	\$92,200	2	\$1,500	
Roof	5% Now	\$6,100	2042	* *	2	\$100	
	Malfunctioning, Exte Location : Roof, M				n 5 Of 8	0 Exhaust Fans	
Plumbing							
H/C Water Piping	050/ 2.4	¢12.000	2052	* *	1		
Brass/Copper	85% 2-4 Corroded, Extent : M Location : Booster		2052 cted : 100%		1		
Galvanized Steel	15%		2045	* *	1		
Sanitary Piping	1000						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2032	\$12,700	4	\$2,100	

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 #: 53

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Esti FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2032	\$33,200	4	\$3,900	
Backflow Preventer						
Generic	100%	2037	* *	1	\$4,000	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : La	ight, Area Affected : 100	0%			
	Location: Basement To 2nd	Floor				
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2042	* *	1-2	\$18,200	

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

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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : CHARLES GAY SHELTER / CLARK THOMAS BUILDING

Address : 121 HELL GATE CIRCLE WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 59,140 Project Type : HOMELESS SERVICES

Date of Survey : 21-May-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1819 Lot : 10 BIN : 1088074

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$506,600	
Interior Architecture	\$302,900	\$125,900
Electrical	\$97,800	\$709,100
Mechanical		\$137,200
Total	\$907,300	\$972,100
Importance Code A	\$506,600	\$127,000
Importance Code B	\$400,700	\$845,100
Total	\$907,300	\$972,100

\$45,800		\$2,500	
\$162,900	\$24,600	\$27,300	\$71,500
\$10,600	\$5,900	\$5,900	\$47,900
\$219,400	\$30,500	\$35,700	\$119,400
\$3,900	\$3,900	\$3,900	\$3,900
\$45,800			
\$134,900	\$10,700	\$20,800	\$41,600
\$22,700	\$9,700	\$6,200	\$31,900
\$7,300	\$6,100	\$4,700	
\$4,800			\$41,900
FY 2024	FY 2025	FY 2026	FY 2027
	\$4,800 \$7,300 \$22,700 \$134,900 \$45,800 \$3,900 <b>\$219,400</b> \$10,600 \$162,900	\$4,800 \$7,300 \$22,700 \$134,900 \$10,700 \$45,800 \$3,900 \$219,400 \$10,600 \$10,600 \$162,900 \$24,600	\$4,800 \$7,300 \$6,100 \$4,700 \$22,700 \$9,700 \$6,200 \$134,900 \$10,700 \$20,800 \$45,800 \$3,900 \$3,900 \$3,900 \$219,400 \$30,500 \$35,700 \$10,600 \$5,900 \$5,900 \$162,900 \$24,600 \$27,300



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 CHARLES GAY SHELTER / CLARK THOMAS BUILDING

Asset #: 3014

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls						_	**		
Cast in Place Concrete	10%		<b>4.5</b> 6 <b>5</b> 00	LIFE	* *	5	\$24,400		
Masonry: Brick	80%	2-4	\$156,700	LIFE	**	5	\$39,000		
	_	0 0	Extent : Moderate, Line At Third Floo		ected : 5%				
Metal Panel	10%			2052	* *	5-10	\$33,500		
Windows									
Aluminum	100%			2048	* *	5	\$11,000		
Parapets									
Masonry: Brick	80%			LIFE	* *	5	\$1,200		
Metal Panel		Now	\$4,800	2052	* *	5	\$600		
		-	ents, Extent : Seve	re, Area 1	Affected : 20%				
	Location	: Coping 1	At Stair Bulkhead						
Roof									
Modified Bitumen		Now	\$350,000	2042	* *			1	
			ere, Area Affected :	15%					
	Location		U						
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location: First Floor Roof								
	Seams Open/Split, Extent : Severe, Area Affected : 20%								
	Location: Lower Roof Of 1st Floor								
			xtent : Severe, Area	ı Affected	d : 10%				
	Location		-						
	Other Observation, Extent: Severe, Area Affected: 100%								
	Location		-						
	Explanati	on : Poor	ly Installed						
Modified Bitumen	50%			2037	* *	10	\$32,800		
Soffits									
Cast in Place Concrete	75%			LIFE	* *	5			
Glass: Special Gauge	25%			LIFE	* *	1			
nterior									
Floors									
Cast in Place Concrete	65%	0-2	\$95,600	LIFE	* *	5	\$125,900		
	Water Pene	tration, E.	xtent : Moderate, A	rea Affe	cted : 2%				
	Location	: First Flo	oor Dorm						
Ceramic Tile	5%			2041	* *	5	\$4,400		
Quarry Tile	5%			2045	* *	5	\$6,600		
Vinyl Tile	25%			2037	* *	3	\$8,300		
Interior Walls							<u> </u>		
Ceramic Tile	5%			2041	* *	5	\$5,000		
Concrete Masonry Unit	75%			LIFE	* *	5	\$30,100		
Gypsum Board	20%			LIFE	* *	5	\$12,000		

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 CHARLES GAY SHELTER / CLARK THOMAS BUILDING**

Asset #: 3014

Architecture	Current Repair			Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings AcousTileSusp.Lay-In	Broken/M	-	\$2,900 eents, Extent : Mode	2037 erate, Ar	* * rea Affected : 2%	5	\$4,400	
	Location: Lunch Room Staining/Discoloring, Extent: Severe, Area Affected: 2% Location: Lunch Room Worn/Eroded, Extent: Moderate, Area Affected: 10% Location: Lunch Room							
AcousTileSusp.Lay-In			Extent : N/A, Area A reas	2049 Iffected .	**	5	\$8,900	
Exposed Struc: Concrete	Staining/L		\$207,300 Extent : Moderate	LIFE , Area Ą	* * ffected : 2%	5	\$11,100	
Site Enclosure								
Fence/Gates Aluminum Rail			Extent : N/A, Area A	2045 ffected :	* *	5-10		
		tion : Guar	-					
Iron Picket	80%			2067	* *			
Retaining Walls Cast in Place Concrete	100%			2067	* *			
Site Pavements Public Sidewalk Cast in Place Concrete	100%			2045	* *			
On-Site Walkways Cast in Place Concrete	100%			2045	* *			
Parking/Driveway Asphalt	_		\$45,800 Extent : Moderate	2035 , Area A	* * ffected : 10%			
	Potholes, Extent: Moderate, Area Affected: 2% Location: Throughout Sinking/Subsiding, Extent: Moderate, Area Affected: 10% Location: Throughout							

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•	•				
Service Equipment						
Air Circuit Breaker	100%	2032	\$127,000	5	\$300	
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location : Electrical Room Basema	eent				
	Explanation: Two 1,600 Ampere M	1ain Disconn	ect Switches			

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.

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

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

Asset #: 3014

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2032	\$127,000	5	\$300	
Raceway								
Conduit	100%			2032	\$58,700	1		
Panelboards					*	_	****	
Fused Disc Sw	5%			2031	\$4,400	5	\$100	
Molded Case Bkrs	75%			2031	\$65,800	5	\$1,200	
		-	tent : Light, Area A	ffected :	100%			
			out The Building				***	
Molded Case Bkrs	15%			2040	* *	5	\$200	
Molded Case Bkrs	5%			2054	* *	5	\$100	
Wiring								
Braided Cloth	20%		\$17,100	2057	* *	1		
		-	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out The Building					
Thermoplastic	70%			2032	\$59,900	1		
Thermoplastic	10%			2052	* *	1		
Motor Controllers								
Locally Mounted	80%			2030	\$138,900	5	\$300	
Locally Mounted	20%			2045	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	
Stand-by Power								
Transfer Switches	1000/			• • • •	di di		440.400	
Automatic	100%			2037	* *	1	\$18,200	
Generators	1000/			2025	ale ale		<b>#22</b> 000	
Diesel	100%			2035	**	1	\$22,900	
			Extent : Light, Area	Affected	: 100%			
		ı : Outside	00 17:1					
D	Explana	tion : One d	80 Kilowatts					
Batteries	1000/			2025	¢2 400	_	<b>#2.200</b>	
Lead/Acid	100%			2025	\$2,400	5	\$2,200	
Fuel Storage	1000/			2047	* *	F		
Main Tank	100%		Sutant Linkt 4	2047		5		
		servation, E 1 : Outside	Extent : Light, Area	<i></i> луестеа	. 10070			
			275 Gallons					
I ighting	Елріапа	uon . One 2	275 Ganons					

Lighting

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 #: 3014

Electrical	Current Repair	Future Replac	ement	M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Fluorescent	5%		543,900	10	\$2,700		
	Other Observation, Extent : Light, Area	Affected: 100%					
	Location: Throughout The Building						
	Explanation: T-12 Lamps						
Fluorescent	10%		887,900	10	\$5,400		
	T-8 Lamps And Fixtures, Extent: Light,	Area Affected: 10	0%				
	Location: Hallways						
Fluorescent	5%		543,900	10	\$2,700		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Basement						
	Explanation: Compact Fluorescent L	amps					
LED	80%	2037	* *				
	Recent Installation, Extent : Light, Area	Affected : 100%					
	Location: Throughout The Building						
Egress Lighting							
Emergency, Service	40%		514,200	1			
Emergency, Battery	10%	2032	\$9,700	10	\$1,400		
Exit, Service	50%	2027	512,500	1			
Exterior Lighting							
HID	20%	2027 \$	553,900	10			
No Component	80%						
Alarm							
Security System	000/						
No Component	80%	2027	* *	1	<b>#2.200</b>		
Generic	10%	2037	4. 4.	1	\$2,200		
	Other Observation, Extent : Light, Area Location : Inside And Outside	Ajjeciea : 100%					
		t area					
	Explanation : CCTV Surveillance Syst		10.000	1	Ф2 200		
Generic	10%		510,800	1	\$2,200		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Hallways, Tenant Areas And Exit Doors Explanation : Intrusion Alarm And Motion Sensor						
Fina/Smalta Datastian	Explanation : Intrusion Alarm And M	ouon sensor					
Fire/Smoke Detection No Component	70%						
Generic, Digital	30%	2037	* *	1-3	\$10,900		
Generic, Digital	Other Observation, Extent : Light, Area		•	1-3	\$10,900		
	Location: Throughout The Building	Пусски. 100/0					
	Explanation: Strobe Lights, Alarm Be	ell Horns Smoke F	Detector	and Fire	Alarm Panal		

Mechanical	Curr	ent Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Fuel Oil No 2	100%		2042	* *	5	\$18,300	

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.

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

Asset #: 3014

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of l Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Conversion Equipment	1000/			2015			Φ <b>.</b> 70. <b>600</b>		
Steam Boiler	100%			2045	* *	1	\$58,600		
Distribution Project (P.	1000/	0.2	Φ46. <b>2</b> 00	2052	* *				
Steam Piping/Pump	100%	0-2 Not Worki	\$46,300 ng, Extent : Moder	2052					
	Location . Part Of T	Various I he Buildin riorating,	Locations. Defectiv g Extent : Moderate,	e Temper	rature Control. No	Sufficien	nt Heat In Some		
Terminal Devices									
Convector/Radiator	95%			2045	* *	1	\$18,200		
	Recent Rep Location		nt, Extent : Light, A out	rea Affec	eted : 100%				
Unit Heater - Steam	5%			2037	* *	4	\$400		
Air Conditioning									
Energy Source									
Electricity	100%			2048	* *	1			
Conversion Equipment Exterior Pkg Unit - Cooling	10%	Now	\$38,000	2042	* *	2	\$300		
3	Broken, Ext Location		re, Area Affected :	100%					
Split Unit	10%			2032	\$137,200				
Window/Wall Unit	10%			2027	\$21,900	1			
No Component	70%								
Distribution									
Ductwork/Diffusers	10%			LIFE	* *	2	\$7,700		
No Component	90%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,000		
Exhaust Fans	• • • • •					_	<b></b>		
Interior	20%			2037	* *	2	\$400		
Roof	80%			2037	* *	2	\$1,500		
Plumbing									
H/C Water Piping Galvanized Steel	100% Corroded, I	0-2 Extent : M	\$36,900 oderate, Area Affed	2045 cted : 100	**	1			
	Location								
HW Heat Exchanger									
Steam Fired	100%			2042	* *	4	\$5,800		
Sanitary Piping							¥-,*		
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									

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 #: 3014

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
<b>Backflow Preventer</b>							
Generic	50%		2037	* *	1	\$1,800	
Generic	50% Now	\$2,600	2037	* *	1	\$1,600	
	Other Observation, Ex	tent : Severe, Ared	a Affected	d : 100%			
	Location : Basement						
	Explanation: Domes	tic Backflow Valv	e Leakin <sub>ë</sub>	g			
Fixtures							
Generic	100%						
	Obsolete Fixtures, Exte		Affected	: 100%			
	Location : Throughor	ut					
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Ext	-	Affected	: 100%			
	Location: Basement	To 3rd Floor					
	Explanation: 1 Unit						
Fire Suppression							
Sprinkler							
Generic	100%		2052	* *	1-2	\$16,600	
Fire Pump							
Generic	100%		2041	* *	1	\$11,000	

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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#### Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : CHARLES GAY SHELTER / KEENER BUILDING
Address : 64 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 102,592 Project Type : HOMELESS SERVICES

Date of Survey : 21-May-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1819 Lot : 10 BIN : 1085877

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$1,805,200
Interior Architecture	\$9,239,200	\$3,207,300
Electrical	\$1,408,900	\$745,900
Mechanical	\$255,800	
Total	\$10,904,000	\$5,758,400
Importance Code A		\$1,862,000
Importance Code B	\$10,838,800	\$3,896,400
Importance Code C	\$65,100	
Total	\$10,904,000	\$5,758,400

Total	\$189,100	\$54,900	\$38,500	\$124,900
Importance Code C	\$102,600			
Importance Code B	\$77,800	\$35,300	\$38,400	\$107,900
Importance Code A	\$8,600	\$19,600	\$100	\$17,000
Total	\$189,100	\$54,900	\$38,500	\$124,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$56,800			
Mechanical	\$61,000	\$11,200	\$23,600	\$60,700
Electrical	\$9,600	\$15,100	\$11,000	\$23,600
Interior Architecture	\$49,100	\$5,000		\$19,900
Exterior Architecture	\$8,600	\$19,600		\$16,800
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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 #: 1960

Architecture		Current Repair Future Replacement			М			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Exterior Walls								
Cast in Place Concrete	6%			LIFE	* *	5	\$53,900	
Masonry: Brick	80%			LIFE	* *	5	\$143,600	
Masonry: Limestone	4%			LIFE	* *	5	\$5,400	
Metal: Cage/Fence	5%			2045	* *	5	\$39,300	
Window Wall	5%			2052	* *	5	\$33,700	
Windows	270			2002			Ψ22,700	
Aluminum	100%			2048	* *	5	\$36,300	
Roof	10070			2010			Ψ30,300	
Modified Bitumen	10%	Now	\$8,600	2032	\$85,900			
Wiedined Bitamen			iss, Extent : Moder					
			Cafateria Area					
			xtent : Moderate, A	rea Affe	cted : 5%			
			Area, Basement	55				
Single Ply Membrane	90%			2032	\$1,449,400	10	\$72,400	
Soffits	7070			2032	ψ1,442,400	10	Ψ72,400	
Fiberglass Panel	15%			2041	* *	5		
Wood	85%			2037	* *	5		
nterior	0370			2037				
Floors								
Cast in Place Concrete	10%	Now	\$82,600	LIFE	* *	5	\$43,500	
			ents, Extent : Mod		ea Affected : 10%	-	, ,,,,,,,	
	Location	-						
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 20%			
	Location	ı : Stairs						
Ceramic Tile	10%	0-2	\$109,600	2035	* *	5	\$9,900	
Cerumic The			ents, Extent : Mod		ea Affected : 20%	J	Ψ,,,,,,,,	
			nd Showers		55			
			Extent : Moderate	, Area Ai	fected : 20%			
			nd Showers	, ,,	,			
Vinyl Tile	55%	Now	\$147,600	2032	\$2,952,500	3	\$41,000	
villy1 The			ents, Extent : Mod			3	Ψ11,000	
	Location	-			2011/19/201001 17/0			
	Cracking/	Crumhling	Extent : Severe, A	rea Affec	ted · 10%			
	_	ı : Basemer		24 11,500				
	Worn/Ero	ded. Extent	: Moderate, Area A	Affected :	10%			
		ı : Through		33				
Vinyl Tile 9" X 9"	25%		\$171,500	2027	\$8,574,200	3	\$18,700	
Villyi Tile 9 X 9			Extent : Moderate			3	\$10,700	
		crumoung, ı : Through		, meu Aj	jecieu . 10/0			
		_	oui ctent : Moderate, A	rea Affec	ted : 10%			
		iosiraie, Ex 1 : Through		cu Ayjec	ica . 10/0			
		_	: Moderate, Area A	Affected .	10%			
	TOTAL DI	лси, плист	. mouerait, Area A	ујестен .	10/0			

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 #: 1960

Architecture		Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile		Now	\$49,100	2035	**	5	\$4,600	
	_	_	, Extent : Moderate	e, Area A <u>f</u>	fected: 20%			
		n : Showers			100 1 250/			
			rod, Extent : Moder	ate, Area	i Ajjectea : 25%			
		n : Showers						
Gypsum Board	10%			LIFE	* *	5	\$11,000	
Masonry: Brick	10%			LIFE	* *			
Plaster	75%		\$65,100	LIFE	**	5	\$41,100	
			xtent : Moderate, A	lrea Affec	cted: 2%			
G. 111	Location	n : Kitchen	Area					
Ceilings	50/			2020	<b>0171 500</b>	~	ΦΩ ΩΩΩ	
AcousTileSusp.Lay-In	5%			2030	\$161,500 * *	5	\$9,900	
Exposed Struc: Concrete			¢00.700	LIFE	* *	5	\$6,200	
Plaster	75%		\$88,700	LIFE		5	\$93,300	
		neiraiion, E n : Kitchen	xtent : Moderate, A	irea Ajjeo	ciea : 2%			
Cita En ala anno	Location	n . Kuchen	Areu					
Site Enclosure Fence/Gates								
Chain Link	10%			2032				
Iron Picket	90%			2067	* *			
Site Pavements	7070	,		2007				
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,200	2045	* *			
	Cracking/	Crumbling.	, Extent : Moderate	, Area Aj	fected : 2%			
	Location	n : Front Si	dewalk					
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$6,400	2045	* *			
	Cracking/	Crumbling.	, Extent : Severe, A	rea Affec	ted : 10%			
	Location	n : Steps						
	Loose/De	lam Surface	e, Extent : Severe, A	Area Affe	cted : 10%			
	Location	n : On Site	Steps					
Parking/Driveway								
Asphalt	100%	0-2	\$47,200	2035	* *			
	Cracking/	Crumbling.	, Extent : Moderate	, Area A <u>j</u>	fected : 10%			
		n : Through						
			oderate, Area Affec	ted : 5%				
		n : Through						
			xtent : Moderate, A	rea Affec	eted : 10%			
	Location	n : Through	out					

Electrical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Over 600 Volts

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 #: 1960

Electrical	Current Repair	Future R	Replacement	Ma		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100% Other Observation, Extent: Lig Location: Electrical Room Bo Explanation: One 200 Amper	asement	\$56,800 00%	3	\$300	
Transformers						
Dry Type	100% Other Observation, Extent: Lig Location: Electrical Room Ba Explanation: 225 Kilovolt An	asement		3 Low Vol	\$600	
Feeders			ge 200,120	2011 701	80	
Cable	100%	2031	\$19,900	1		
Raceway						
Conduit	100%	2032	\$47,900	1		
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100% Other Observation, Extent : Lig Location : Electrical Room Bo		\$44,200 00%	5	\$400	
	Explanation : One 800 Amper	e Main Disconnect S	Switch			
Switchgear / Switchboard Molded Case Bkrs	100%	2042	* *	5	\$2,700	
	Recent Installation, Extent : Lig Location : Pre-fab Machinery	•••	00%			
Raceway						
Conduit	80%	2032	\$139,000	1		
Conduit	20%	2042	* *	1		
Panelboards	500/	2021	670.000	_	<b>01 400</b>	
Molded Case Bkrs Molded Case Bkrs	50% 50%	2031 2040	\$78,000 * *	5 5	\$1,400 \$1,400	
Wiring	3078	2040		3	\$1,400	
Braided Cloth	60% 2-4 \$15  Insulation Aged, Extent: Model	58,800 2057	**	1		
	Location : Throughout The Bu	iilding				
Thermoplastic	40%	2042	* *	1		
Motor Controllers						
Locally Mounted	100%	2030	\$318,300	5	\$700	
Ground						
Grounding Devices Generic	100%	I IEE	* *	5	¢1 500	
Generic	10070	LIFE		5	\$1,500	
Stand by Dayyar						
Stand-by Power Transfer Switches						

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 #: 1960

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Generators	1000/	2025	<b>.</b>		#20.700	
Diesel	100% Other Observation, Extent : 1	2035 Light, Area Affected :	* * 100%	1	\$39,700	
	Location: Outside					
	Explanation : One 100 Kilo	owatts				
Batteries						
Lead/Acid	100%	2025	\$2,400	5	\$3,800	
Fuel Storage	1000/	20.47	<b>.</b>	-		
Main Tank	100%	2047	**	5		
	Other Observation, Extent : I Location : Outside	Light, Area Affectea :	100%			
	Explanation: 275 Gallon C	Canacity				
Lighting	Explanation : 273 Gatton C	арисну				
Interior Lighting						
Fluorescent	70%	2027	\$1,067,100	10	\$65,900	
	T-12 Lamps And Fixtures, Ex	tent : Light, Area Affe				
	Location : Throughout The	Building				
Fluorescent	5%	2032	\$76,200	10	\$4,700	
	Other Observation, Extent : I	Light, Area Affected :	100%			
	Location : Basement					
	Explanation : Compact Flu	orescent Lamps				
Fluorescent	25%	2037	* *	10	\$23,500	
	T-8 Lamps And Fixtures, Exte		ted : 100%			
	Location: Basement And U	pper Floor				
Egress Lighting						
Emergency, Service	30%	2037	**	1		
Emergency, Service	20%	2027	\$12,300	1		
Exit, Service	50%	2032	\$21,600	1		
Exterior Lighting HID	20%	2027	\$93,500	10	\$100	
No Component	80%	2027	\$93,300	10	\$100	
Alarm	3070					
Security System						
No Component	80%					
Generic	10%	2032	\$18,800	1	\$3,800	
	Other Observation, Extent: I	Light, Area Affected :				
	Location: Inside And Outst					
	Explanation : CCTV Survei	llance Camera System	n			
Generic	10%	2032	\$18,800	1	\$3,800	
	Other Observation, Extent : I					
	Location: Hallways, Tenan					
	Explanation : Intrusion Ala	rm And Motion Senso	r			

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 #: 1960

Electrical	Current Repair	Current Repair Future Replacement Maint		lacement Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2032	\$77,500	1-3	\$19,000	
-	Other Observation, Extent : Light, Area	Affected: 1	100%			
	Location : Throughout The Building					
	Explanation : Strobe Lights, Alarm Be Panel	ell, Horns, Si	moke Detectors,	Pull Box	And Fire Alarm	

	Current F	tepan	Futui	e Replacement	IVI	aintenance	
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%			2052	* *	1		
Pecent Re	nlace Evide	ent Extent : Light	Area Affa	ected : 100%			
		-	тей Ајје	естей . 100/0			
2000000							
100%			2035	* *			
		\$11,000	2048	* *	4	\$5,100	
Location	ı : Defective	e Insulation In Vari	ous Area	ı			
					1	· ·	
60%			2037	* *	1	\$19,900	
1000/			2010				
100%			2048	**	l		
			2027	\$38,000	1		
85%							
1000/			LIEE	* *	2.5	¢57.200	
100%			LIFE		2-3	\$57,200	
000/			2027	* *	2	<b>#2 000</b>	
						· ·	
10%			2037			\$300	
100%	0-2	\$255 800	2037	* *	1		
					1		
			.cu . 50)	, <b>U</b>			
	100%  Recent Replacement Repla	Total (Years)  100%  Recent Replace Evide Location : Off Site is 100%  100%  100%  0-2  Insul. Deteriorating, Location : Defective 40% 60%  100%  5% 10% 85%  100%  100%  100%  20% 10%  100%	Total (Years)  100%  Recent Replace Evident, Extent: Light, Location: Off Site Boiler Room  100%  100% 0-2 \$11,000  nsul. Deteriorating, Extent: Moderate, Location: Defective Insulation In Vari  40% 60%  100%  5% 10% 85%  100%  100%  90% 10%  100%  90% 10%  \$255,800	Total (Years)         FY           100%         2052           Recent Replace Evident, Extent : Light, Area Affel Location : Off Site Boiler Room           100%         2035           100%         0-2         \$11,000         2048           Insul. Deteriorating, Extent : Moderate, Area Affel Location : Defective Insulation In Various Area         40%         2037           40%         2037         2037           100%         2048           5%         2037           10%         2027           85%         2037           100%         LIFE           90%         2037           10%         2037           207         2037           207         2037           207         2037           208         209           209         2037           200%         2037           200%         2037           200%         2037           200%         2037           200%         2037           200%         2037           200%         2037           200%         2037           200%         2037           200%         203	Total (Years) FY  100% 2052 **  Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Off Site Boiler Room  100% 2035 **  100% 0-2 \$11,000 2048 **  nsul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Defective Insulation In Various Area  40% 2037 **  100% 2048 **  100% 2048 **  100% 2048 **  100% 2037 **  10% 2027 \$38,000  85%  LIFE **  90% 2037 **  10% 2037 **  10% 2037 **  20	Total (Years)         FY         (Yrs)           100%         2052         ** 1           Recent Replace Evident, Extent: Light, Area Affected: 100%         Location: Off Site Boiler Room           100%         2035         **           100%         0-2         \$11,000         2048         ** 4           nsul. Deteriorating, Extent: Moderate, Area Affected: 20%         Location: Defective Insulation In Various Area           40%         2037         ** 1           60%         2037         ** 1           100%         2048         ** 1           5%         2037         ** 8           10%         2027         \$38,000         1           85%         1         ** 2-5           90%         2037         ** 2           10%         2037         ** 2           10%         2037         ** 2           10%         2037         ** 2           10%         2037         ** 2           10%         2037         ** 2           10%         2037         ** 2           10%         2037         ** 2	Total (Years) FY (Yrs)  100% 2052 ** 1  Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Off Site Boiler Room  100% 2035 **  100% 0-2 \$11,000 2048 ** 4 \$5,100  Insul. Deteriorating, Extent: Moderate, Area Affected: 20% Location: Defective Insulation In Various Area  40% 2037 ** 1 \$25,400 60% 2037 ** 1 \$19,900  100% 2048 ** 1  5% 2037 ** 10% 2027 \$38,000 1 85%  100% LIFE ** 2-5 \$57,200  90% 2037 ** 2 \$2,800 10% 2037 ** 2 \$3,000  100% 2037 ** 2 \$3,000  100% 2037 ** 2 \$3,000  100% 2037 ** 2 \$3,000  100% 2037 ** 2 \$3,000  100% 2037 ** 2 \$3,000  100% 0-2 \$255,800 2037 ** 1

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 #: 1960

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2042	* *	4	\$10,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$35,300	LIFE	* *	1		
	Other Obs	ervation, E	Extent : Severe, Are	a Affected	d: 100%			
	Location	: Basemen	nt					
	Explana	tion : Sever	e Flooding At Base	ement Du	ıring Heavy Rain			
Sump Pump(s)								
Submersible	100%			2024	\$3,100	4	\$3,300	
Backflow Preventer								
No Component	50%							
Generic	50%			2037	* *	1	\$3,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemen	nt To 3rd Floor					
	Explana	tion : 1 Uni	it Has Not Been Wo	orking In	2 Years			
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	\$51,700	
Sprinkler								
Generic	100%			2052	* *	1-2	\$28,700	

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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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : CHARLES GAY SHELTER / SCHWARTZ BUILDING

Address : 65 CHARLES GAY LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 55,454 Project Type : HOMELESS SERVICES

Date of Survey : 21-May-2021 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 1819 Lot : 10 BIN : 1088065

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$710,400	\$359,600
Interior Architecture		\$108,900
Electrical	\$660,300	\$599,400
Mechanical		\$363,800
Site Pavements	\$247,000	
Total	\$1,617,700	\$1,431,800
Importance Code A	\$710,400	\$359,600
Importance Code B	\$660,300	\$1,072,200
Importance Code C	\$247,000	
Total	\$1,617,700	\$1,431,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$35,400			\$7,500
Interior Architecture	\$67,900	\$2,600		\$4,200
Electrical	\$8,600	\$5,600	\$6,000	\$75,100
Mechanical	\$12,400	\$47,300	\$11,900	\$23,400
Site Pavements	\$11,900			
Total	\$136,200	\$55,500	\$18,000	\$110,200
Importance Code A	\$38,200	\$2,700	\$2,700	\$10,300
Importance Code B	\$59,600	\$52,800	\$15,200	\$99,900
Importance Code C	\$38,400			
Total	\$136,200	\$55,500	\$18,000	\$110,200



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 #: 1959

Architecture	Current Rep	air	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls	010/ NI	\$20 <i>C</i> 500	LIEE	* *	5	#2 <i>C</i> 000	
Masonry: Brick	81% Now Horizontal Cracks, Externation: Throughout Rusting Masonry Supt, E Location: At Doors Caulking Deteriorated, E Location: Expansion of Vegetation Growth, Externation: Throughout	Extent : Modera Extent : Modera Joint At Exit To nt : Moderate, A	te, Area A ute, Area A Parking A	Affected : 20% Affected : 10% Area	5	\$36,900	
Metal Panel	2% 2-4	\$1,200	2052	* *	5	\$1,700	
ivictal i alici	Deformed/Dented, Exten	t : Light, Area		5%	3	φ1,700	
Metal Sect. OHD	2%		2037	* *	5	\$2,800	
Wood	15% Now  Dry Rot/Decay, Extent:  Location: Throughout  Loose/Miss Fasteners, E  Location: Throughout	xtent : Moderai			5	\$17,100	
Windows	Locuiton : Intoughout						
Aluminum	100% Deteriorated Finish, Ext Location : Throughout		2048 Area Aff	* * Pected : 15%	5	\$11,000	
Roof							
Asphalt Shingle	25% 4+ Cracking/Crumbling, Ex Location : Throughout		2041 e, Area Af	* * Fected : 15%			
	Gut/DS Non Func/Miss, Location : Throughout		ate, Area	Affected: 25%			
Modified Bitumen	65% 0-2 Gut/DS Non Func/Miss, Location: Throughout Patching Evident, Exten Location: Throughout Water Penetration, Exter Location: Throughout	t : Moderate, Ai nt : Moderate, A	rea Affect	red : 10%			
Skylight, Plastic	10% Now Miss/Damaged Flashing Location: Throughout Patching Evident, Exten Location: Throughout Water Penetration, Exten Location: Throughout	t : Moderate, Ai nt : Moderate, A	rea Affect	red : 10%	1		

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 #: 1959

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Soffits						- 10		
Metal Panel	75%	0.2	¢.c.000	2052	* *	5-10	\$22,200	
Wood	25%	0-2	\$6,900 nt : Moderate, Area	2037		5	\$2,700	
		ecay, Exier : Kitchen .		Ајјестец	1.10/0			
Interior	<u> </u>	. 11000000						
Floors								
Cast in Place Concrete	60%			LIFE	* *	5	\$108,900	
Ceramic Tile	15%	4+	\$34,300	2035	* *	5	\$6,200	
		-	ents, Extent : Mode	erate, Ar	ea Affected : 25%			
			Room Throughout					
	_	_	Extent : Moderate	, Area A <u>j</u>	ffected : 5%			
		: Toilets						
Vinyl Tile	25%			2037	* *	3	\$7,800	
Interior Walls	50/	N	¢22.200	2025	* *	5	¢2 100	
Ceramic Tile		Now	\$22,200 Extent : Moderate	2035		5	\$2,100	
			, Extent : Moderaid Stalls Throughout	, лгеи д	ijjecieu . 3070			
			xtent : Moderate, A	rea Affe	cted: 30%			
			Stalls Throughout					
Concrete Masonry Unit	60%			LIFE	* *	5	\$19,900	
Glass: Single Pane	1%			LIFE	* *	5	\$600	
Gypsum Board	19%	Now	\$4,300	LIFE	* *	5	\$9,400	
		-	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: Through	out					
Masonry: Brick	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2037	* *	5	\$8,300	
Exposed Struc: Wood	85%	3.7	Φ <b>7.</b> 100	LIFE	* *	_	<b>4.5.2</b> 00	
Gypsum Board	5%		\$7,100	LIFE		5	\$5,200	
		crumoung, : Through	Extent : Moderate out	, Area Aj	geciea : 10%			
Site Enclosure								
Fence/Gates								
Chain Link	5%			2052	* *			
Iron Picket	95%			2067	* *			
Site Pavements								
On-Site Walkways	1000/			2045	* *			
Cast in Place Concrete	100%			2045	* *			

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 #: 1959

Architecture	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements						
Parking/Driveway						
Asphalt	85% Now \$	247,000 2035	* *			
	Cracking/Crumbling, Extent	: Moderate, Area A	ffected : 15%			
	Location: Throughout					
	Potholes, Extent : Moderate,	Area Affected: 5%	, 1			
	Location : Throughout					
	Sinking/Subsiding, Extent: M	Aoderate, Area Affe	cted : 5%			
	Location: Throughout					
Cast in Place Concrete	15% Now	\$11,900 2045	* *			
	Cracking/Crumbling, Extent	: Moderate, Area A	ffected : 10%			
	Location : Throughout					
	Sinking/Subsiding, Extent: N	Aoderate, Area Affe	cted : 5%			
	Location: Throughout					

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2032	\$22,100	5	\$200	
	Other Observation,	Extent : Light, Area Af	fected	: 100%			
	Location : Electric	cal Room					
	Explanation: One	1,500 Ampere Main D	Disconn	nect Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%	,	2032	\$127,000	5	\$200	
Raceway							
Conduit	100%	,	2032	\$58,700	1		
Panelboards							
Fused Disc Sw	5%	,	2031	\$4,400	5	\$100	
Molded Case Bkrs	65%	,	2031	\$57,000	5	\$900	
Molded Case Bkrs	30%	2	2040	* *	5	\$400	
Wiring							
Thermoplastic	90%	2	2032	\$77,000	1		
Thermoplastic	10%	2	2052	* *	1		
Motor Controllers							
Locally Mounted	100%		2030	\$173,600	5	\$400	
Ground							
Grounding Devices							
Generic	100%	I	LIFE	* *	5	\$800	
Stand-by Power							
Transfer Switches							
Automatic	100%	2	2030	\$13,400	1	\$17,100	

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 #: 1959

Electrical	Current Repair	Futur	e Replacement	М	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
and-by Power							
Generators							
Diesel	100%	2028	\$106,100	1	\$21,500		
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location: Outside						
D	Explanation: One 100 Kilowatts						
Batteries	1000/	2024	¢2 400	_	¢2 100		
Lead/Acid	100%	2024	\$2,400	5	\$2,100		
Fuel Storage Main Tank	100%	2035	* *	5			
Main Tank	Other Observation, Extent : Light, Area			3			
	Location : Outside	Ајјестеи	. 100/0				
	Explanation : One 275 Gallon Capaci	tu					
ighting	Explanation . One 2/3 Gation Capaci	ıy					
Interior Lighting							
Fluorescent	74%	2027	\$609,800	10	\$37,600		
Thoreson	T-12 Lamps And Fixtures, Extent: Light			10	ψ37,000		
	Location: Throughout The Building	, J.	,				
Fluorescent	20%	2037	* *	10	\$10,200		
Tuorescent	T-8 Lamps And Fixtures, Extent: Light,		ected · 100%	10	\$10,200		
	Location: Boiler Rooms	217 Cu 21jj	ceica . 10070				
LED	6%	2040	* *				
Egress Lighting	070	2040					
Emergency, Service	15%	2037	* *	1			
Emergency, Service	35%	2027	\$11,700	1			
Exit, Service	50%	2032	\$11,700	1			
Exterior Lighting	2070	2032	ψ11,700	-			
HID	20%	2027	\$50,500	10			
No Component	80%		<i>\$20,200</i>	10			
larm							
Security System							
No Component	80%						
Generic	10%	2032	\$10,200	1	\$2,100		
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location: Inside And Outside						
	Explanation: CCTV Surveillance Can	ieras					
Generic	10%	2027	\$10,200	1	\$2,100		
	Other Observation, Extent : Light, Area	Affected			•		
	Location : Cafeteria, Hallways And E.	xit Doors					
	Explanation : Intrusion Alarm And Mo	otion Sen.	sor				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2032	\$41,900	1-3	\$10,300		
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location : Throughout The Building						
	Explanation: Strobe Lights, Horns, Al	arm Bell	, Smoke Detector, I	Pull Box	And Fire Alarm		
	Panel						

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 #: 1959

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source	1000/	2052	ماد ماد	_	<b>017.0</b> 00	
Fuel Oil No 2	100%	2052	* *	5	\$17,200	
Conversion Equipment	1000/	2045	* *	1	<b>#27</b> 400	
Hot Water Boiler	100%	2045		1	\$27,400	
	Recent Repair Evident, Extent : L Location : Boiler Room					
	Other Observation, Extent : Ligh Location : 1st Floor	nt, Area Affected : 1	100%			
	Explanation : 6 Seperate Boile. Room Has Hot Water Boiler Fo			eating. C	enter Boiler	
Distribution						
Hot Wtr Piping/Pump	75%	2040	* *	4	\$3,100	
	Recent Replace Evident, Extent : Location : Boiler Room	Light, Area Affecto	ed : 100%			
Hot Wtr Piping/Pump	25%	2040	* *	4	\$1,000	
Terminal Devices						
Air Handler	10%	2032	\$101,900	1	\$3,400	
Convector/Radiator	90%	2037	* *	1	\$16,100	
Air Conditioning						
Energy Source						
Electricity	100%	2048	* *	1		
Conversion Equipment						
Split Unit	10%	2037	* *			
Window/Wall Unit	20%	2025	\$41,000	1		
No Component	70%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$30,900	
Exhaust Fans	1000/	20.40	ماد ماد	2	<b>#1.500</b>	
Roof	100%	2040	* *	2	\$1,700	
Plumbing						
H/C Water Piping	1000/	2027	* *	1		
Galvanized Steel	100%	2037	* *	1		
HW Heat Exchanger Steam Fired	100%	2032	\$261,000	4	\$2.200	
	100%	2032	\$261,900	4	\$8,200	
Sanitary Piping Cast Iron	100%	LIEE	* *	1		
Storm Drain Piping	100%	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Fixtures	10078	LIFE		1		
Generic	100%					
Generic	Obsolete Fixtures, Extent : Seven	re Area Affected .	100%			
	Location: Throughout	c, 111 cu 113 jecieu . 1	100/0			
Fire Suppression	Document . Imoughout					
Sprinkler						
Generic	100%	2052	* *	1-2	\$15,500	
Generic	10070	2032		1.7	Ψ12,200	

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 CHARLES GAY SHELTER / SCHWARTZ BUILDING

Asset #: 1959

Mechanical	Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Chemical System						
Dry	10%	2027	\$8,000	1-3	\$7,900	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location: Kitchen					
	Explanation: Kitchen Hood					
No Component	90%					

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 - FY 2023** Print Date: 14-Oct-2022

**Asset Name** : COMMONWEALTH AVENUE SRO Address : 1150 COMMONWEALTH AVENUE

Borough : BRONX Agency's Number : SR05 Program / Asset # : DHS0078.000 / 4450 Yr Built/Renovated : 1992 /

Area Sq Ft : 73,771 **Project Type** : HOMELESS SERVICES

**Date of Survey** : NONE : 21-May-2019 **Landmark Status** 

: Basement, Roof, Floors 1,4 **Areas Surveyed** 

: 3752 BIN : 2088552 Block Lot : 13

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$558,300	\$122,800
Interior Architecture	\$315,600	\$2,234,200
Electrical		\$106,100
Mechanical	\$272,100	\$314,700
Total	\$1,145,900	\$2,777,900
Importance Code A	\$558,300	\$122,800
Importance Code B	\$587,600	\$2,655,000
Total	£1 145 000	\$2 777 000

Total \$1,145,900 \$2,777,900

\$45,500			
\$84,900	\$69,800	\$33,600	\$35,200
\$7,800	\$18,200	\$12,600	\$3,600
\$138,100	\$88,100	\$46,300	\$38,900
\$7,900	\$7,900	\$7,900	\$7,900
\$13,700			
\$1,600			
\$44,400	\$59,200	\$23,700	\$13,600
\$9,400	\$6,500	\$5,700	\$5,700
\$57,000			\$11,700
\$4,100	\$14,400	\$9,000	
FY 2024	FY 2025	FY 2026	FY 2027
	\$4,100 \$57,000 \$9,400 \$44,400 \$1,600 \$13,700 \$7,900 <b>\$138,100</b> \$7,800 \$84,900	\$4,100 \$14,400 \$57,000 \$9,400 \$6,500 \$44,400 \$59,200 \$1,600 \$13,700 \$7,900 \$7,900 \$138,100 \$88,100 \$7,800 \$18,200 \$84,900 \$69,800	\$4,100 \$14,400 \$9,000 \$57,000 \$9,400 \$6,500 \$5,700 \$44,400 \$59,200 \$23,700 \$1,600 \$13,700 \$7,900 \$7,900 \$7,900  \$138,100 \$88,100 \$46,300  \$7,800 \$18,200 \$12,600 \$84,900 \$69,800 \$33,600



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 #: 4450

Architecture	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls						
Masonry: Brick	95%	LIFE	* *	5	\$122,800	
Window Wall	5%	2050	* *	5	\$24,200	
Windows						
Aluminum	95%	2046	* *	5	\$17,900	
Glass Block	5%	LIFE	* *	5	\$600	
Parapets	450/	LIDE	<b></b>	-	<b>#12.200</b>	
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, Extent : Moderate, Location : Throughout		* *			
	Miss/Damaged Flashings, E. Location: Throughout Water Penetration, Extent: M. Location: Various Rooms of Worn/Eroded, Extent: Mode Location: Throughout	Moderate, Area Affect On Fourth Floor	ed : 10%			
Soffits Metal, Corrugated	100% Now  Corrosion/Rusting, Extent: Staining/Discoloring, Extent Location: Main Entrance			1		
terior Floors						
Cast in Place Concrete	10% Paint Peeling, Extent: Light Location: Pump Room In I	***	* *	5	\$24,200	
Ceramic Tile	5%	2039	* *	5	\$5,500	
Vinyl Tile	75%	2039	\$2,234,200	3	\$3,300 \$41,400	
Vinyl Tile Vinyl Tile		\$89,400 2040	\$2,234,200	3	\$4,100	
vinyi Tile	Cracking/Crumbling, Extent Location: 1st Floor Multip Worn/Eroded, Extent: Mode	: Moderate, Area Aff ourpose Room And Ki rate, Area Affected :	tchen 25%	3	ψ1,100	
Interior Walls	Location : 1st Floor Multip	ourpose Room And Ki	tcnen			
Concrete Masonry Unit	25% Now Water Penetration, Extent: N	\$43,900 LIFE Moderate, Area Affect	* * ed : 10%	5	\$9,600	
	Location: West Side, 4th F	loor Apartments				
Glass: Single Pane	Location : West Side, 4th F	Cloor Apartments  LIFE	* *	5	\$7,200	

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 #: 4450

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings	<b>5</b> 00/	3.7	<b>#22</b> 6 <b>2</b> 00	T TDD		-	<b>010</b> 100	
Exposed Struc: Concrete		Now	\$226,200	LIFE	**	5	\$12,100	
			xtent : Moderate, A Rooms On Fourth I		cted : 10%			
			Kooms On rourin 1		4.4		0.11.100	
Gypsum Board	30%			LIFE	* *	5	\$41,400	
Site Enclosure								
Fence/Gates	1000/			2040	* *			
Chain Link	100%			2040				
Free Standing Walls Cast in Place Concrete	100%	0-2	¢1 (00	2050	* *			
Cast in Place Concrete			\$1,600 ents, Extent : Mode					
		เรรเทฐ Etem ı : North Pa		eraie, Ar	ea Affectea : 10%			
Retaining Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$600	2043	**			
	_		Extent : Moderate,	Area Aff	fected : 5%			
	Location	ı : West Sid	e At Tree Pits					
On-Site Walkways	1000/			• • • •	de de			
Cast in Place Concrete	100%			2043	* *			
Parking/Driveway	1000/			2022				
Asphalt	100%			2033				
Activity Yard	1000/	NT	¢12 100	2025	* *			
Cast in Place Concrete		Now	\$13,100	2035				
	_	เธรเลเทฐ, E: ı : North Pc	ctent : Severe, Area	Ајјестеа	1:20%			
				a Affacts	d · 400/			
		servaนon, E ı : North Pa	Extent : Severe, Area	і Ајјесте	a : 40%			
			шо Been Closed Off Du	a To Ha	=avd			
	Ехріапа	11011 . 1145 I	seen Ciosea Off Du	e 10 11a	2u1u			

lectrical	Current Repair	Future R	eplacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$300	
	Other Observation, Extent : Light, Ar	ea Affected : 10	00%			
	Location : Electrical Room					
	Explanation: Four 600 Ampere Ma	in Disconnect S	Switches			
Switchgear / Switchboard						
Fused Disc Sw	100%	2040	* *	5	\$300	
Raceway						
Conduit	100%	2040	* *	1		

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 #: 4450

Electrical	Current Repair Fu		Replacement	Maintenance			
System	% of Fail Date Estimated Cost	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority	
Component Type	Total (Years)	FY		(Yrs)			
Under 600 Volts							
Under 600 Volts Panelboards							
	10%	2038	* *	5	\$200		
Fused Disc Sw			* *	5			
Molded Case Bkrs	90%	2038	~ ~	5	\$1,700		
Wiring	1000/	• • • •	ماد ماد				
Thermoplastic	100%	2040	* *	1			
Motor Controllers							
Locally Mounted	100%	2035	* *	5	\$500		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,100		
Stand-by Power							
Transfer Switches							
Automatic	100%	2035	* *	1	\$22,700		
Generators							
Diesel	100%	2033	\$106,100	1	\$28,600		
	Other Observation, Extent : Light, Area		·		,		
	Location : Generator Room	33					
	Explanation: One 125 Kilowatts						
Batteries	Explanation . One 125 Internation						
Lead/Acid	100%	2024	\$2,400	5	\$2,700		
Fuel Storage	10070	2024	Ψ2,400		\$2,700		
Main Tank	100%	2045	* *	5			
Maiii Talik	Other Observation, Extent : Light, Area			3			
	Location: Generator Room	алуескей.	100/0				
1.1.41	Explanation: One 175 Gallons						
Lighting							
Interior Lighting	1000/	2025	* *				
LED	100%	2035					
	Other Observation, Extent : Light, Area	Affected :	100%				
	Location: Throughout Building						
-	Explanation : LED System Installed I	n 2015.					
Egress Lighting	500/	• • • •	<b>.</b>				
Emergency, Service	60%	2030	\$26,600	1			
Exit, Service	40%	2035	* *	1			
Exterior Lighting							
LED	50%	2035	* *				
No Component	50%						
ightning Protection							
Arresters/Cabling							
Generic	100%	2045	* *	5	\$500		
Alarm							
Security System							
No Component	80%						
Generic	20%	2040	* *	1	\$5,500		
2	Other Observation, Extent : Light, Area		100%	-	Ψυ,υ σσ		
	Location: Throughout Building	-55 - 50000 .	- 41 4				
	Explanation: New System Installed In	2010					
	Explanation . Ivew System Installed If	12017					

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 #: 4450

Electrical	Current Repa	air Futur	e Replacement	Ма	intenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	50%					
Under Construction	50%					

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source								
Natural Gas	100%		2050	* *	1			
Conversion Equipment	1000/		2025	d. d.		00 ( 700		
Hot Water Boiler	100%		2035	**	1	\$36,500		
	Other Observation, E.	-	Affected	: 70%				
	Location : Boiler Ro		1 D					
Distriction	Explanation: Two U	nits Which Also Si	upply Do	mestic Hot Water				
Distribution	1000/		2029	* *	1	¢2 600		
Hot Wtr Piping/Pump Terminal Devices	100%		2038		4	\$3,600		
Air Handler	10%		2025	¢125 600	1	\$4,600		
All Halldlei		vtent : Light Area		\$135,600	1	\$4,000		
	Other Observation, Extent : Light, Area Affected : 100% Location : Four Units On The Roof							
	Explanation: Units	· ·	To Corri	dors Heating Con	nonent l	Is Abandoned In		
	Place.	1 TOVIAC 1 Testi 7111	10 00111	aors, meaning com	іропені 1	s Houndoned In		
Convector/Radiator	90%		2035	* *	1	\$21,400		
Air Conditioning						+,		
Energy Source								
Electricity	100%		2046	* *	1			
Conversion Equipment								
Split Unit	10%		2030	\$171,100				
Window/Wall Unit	50%		2025	\$136,500	1			
No Component	40%							
Ventilation								
Distribution					_	<b>.</b>		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$41,100		
	Insul. Deteriorating, I	Extent : Severe, Arc	ea Affecte	ed : 40%				
	Location: Roof							
Exhaust Fans	200/		2020	<b># 2 2 2 2 2 2 2 2 2 2</b>	_	<b>4500</b>		
Interior	20%	<b>011 200</b>	2030	\$63,900 * *	2	\$500		
Roof	80% Now	\$11,200	2035	* *	2	\$1,400		
	Broken, Extent : Moderate, Area Affected : 10% Location : 11 Of 93 Toilet Exhaust Fans On Roof							
DI 1:	Location : 11 OJ 93	1011et Exnaust Fan	s On Koo	<i>y</i>				
Plumbing								
H/C Water Piping Galvanized Steel	100%		2035	* *	1			
	10070		2033		1			
HW Heat Exchanger Not Accessible	100%							
NOT ACCESSION	100/0							

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 #: 4450

Mechanical	Current F	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100% Now	\$18,200	LIFE	* *	1		
	Broken, Extent : Seve		10%				
	Location: 1st Floor	r Sanitary Pipe					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2030	\$14,400	4	\$1,600	
Sewage Ejector(s)							
Electric	100%		2025	\$37,700	4	\$4,400	
Backflow Preventer							
Generic	100%		2035	* *	1	\$4,500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, E	Extent : Light, Area .	Affected	: 100%			
	Location: Basemen	nt To The 4th Floor					
	Explanation: Two	Units.					
Fire Suppression							
Sprinkler							
Generic	100%		2050	* *	1-2	\$20,700	
Chemical System							
Generic	100%		2028	\$79,700	1-3	\$74,400	

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : DEAN STREET FAMILY RESIDENCE

Address : 2155 DEAN STREET

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 28,650 Project Type : HOMELESS SERVICES

Date of Survey : 06-Jul-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1440 Lot : 73 BIN : 3038719

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$361,400	
Interior Architecture	\$72,500	
Electrical	\$94,200	\$130,600
Mechanical		\$54,300
Total	\$528,000	\$184,900
Importance Code A	\$361,400	
Importance Code B	\$166,700	\$184,900
Total	\$528,000	\$184,900

Total	\$159,100	\$8,400	\$29,800	\$8,500
Importance Code C	\$23,300	\$1,100		
Importance Code B	\$115,600	\$4,500	\$11,100	\$5,700
Importance Code A	\$20,100	\$2,800	\$18,700	\$2,800
Total	\$159,100	\$8,400	\$29,800	\$8,500
Site Enclosure	\$3,700			
Mechanical	\$7,600	\$6,200	\$8,400	\$4,100
Electrical	\$1,500	\$1,100	\$5,600	\$1,100
Interior Architecture	\$129,000	\$1,100		\$3,400
Exterior Architecture	\$17,300		\$15,800	
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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 #: 1972

Architecture	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls Masonry: Brick	45% Now Cracking/Crumbling, Location: Through Water Penetration, E.	out			5	\$20,200	
	Location : Through	out					
Masonry: Limestone	5% Now Joint Mortar Miss/Er Location : Through	-	LIFE Area Affec	* * cted : 10%	5	\$1,700	
Stucco Cement	50% 0-2 Cracking/Crumbling, Location: Through		2036 e, Area Affo	* * ected : 20%	5	\$28,100	
Windows							
Aluminum	100% Now Ctrwt/Balnc Not Fund Location: Through	_	2047 Area Affect	* * red : 10%	5	\$5,700	
Parapets							
Masonry: Brick	90% Now Cracking/Crumbling, Location: Through		LIFE e, Area Affo	* * ected : 20%	5	\$6,700	
	Other Observation, E Location : East Side Explanation : Stuce	e, Interior Face	Affected :	50%			
Metal Panel	10%		2051	* *	5	\$2,900	
Roof						<del>4-</del> ,- • •	
Modified Bitumen	95%		2036	* *	10	\$14,400	
Skylight, Metal/Glass	5%		2051	* *	10	\$2,500	
Soffits	1000/		2026	* *	-	<b>#100</b>	
Stucco Cement nterior	100%		2036	* *	5	\$100	
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$9,000	
Ceramic Tile	10% Now Cracking/Crumbling, Location: Through		2034	* * l : 10%	5	\$2,100	
Mosaic Tile	5% Now Cracking/Crumbling, Location: Through		2036 e, Area Affo	* * ected : 5%	5	\$2,600	
Marble Panels	10% Now Cracking/Crumbling, Location: Stair Tre		LIFE rea Affecte	* * ed : 20%	5	\$3,100	
Vinyl Tile	65% Now Cracking/Crumbling, Location: Through		2036 e, Area Affa	* * ected : 40%	3	\$10,100	

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 #: 1972

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2040	* *	5	\$2,200		
Concrete Masonry Unit	5%			LIFE	* *	5	\$900		
Gypsum Board	65%			LIFE	* *	5	\$17,500		
Masonry: Fieldstone	10%		\$20,200	LIFE	* *				
			Extent : Light, Area	Affected	: 15%				
		_	out Basement						
		tion : Open	Joints						
Marble Panels		Now	\$3,100	LIFE	* *				
			Extent : Light, Are	ea Affecte	ed : 10%				
		n : Through							
			od, Extent : Light, .	Area Affe	ected : 10%				
	Location	n : Through	out						
Plaster	13%	)		LIFE	* *	5	\$1,800		
Ceilings									
Gypsum Board	80%		\$28,200	LIFE	* *	5	\$41,300		
	_	Crumbling n : Through	Extent : Light, Are out	ea Affecte	ed : 10%				
Plaster	20%	Now	\$12,300	LIFE	* *	5	\$5,200		
	_	Crumbling n : Through	Extent : Light, Are	ea Affecte	ed : 10%		,		
Site Enclosure									
Fence/Gates									
Chain Link	100%	)		2041	* *				
Retaining Walls									
Cast in Place Concrete	100%		\$3,700	2051	* *				
		Crumbling; n : Through	Extent : Light, Are out	ea Affecte	ed : 5%				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	)		2036	* *				
On-Site Walkways									
Cast in Place Concrete	100%	)		2036	* *				

Electrical	Current Repair	Futur	e Replacement	Maintenance  Cycle Estimated Cos (Yrs)		
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>		<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2041	* *	5	\$100	
	Other Observation, Extent : Light	t, Area Affected	: 100%			
	Location: Electrical Room					
	Explanation: One 400 Ampere	Main Disconne	ct Switch			
Raceway						
Conduit	100%	2041	* *	1		

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 #: 1972

Electrical		Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2039	* *	5	\$800	
Wiring								
Thermoplastic	100%			2041	* *	1		
Ground	•				_	•	_	•
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Lighting								
Interior Lighting								
Incandescent	20%			2026	\$94,200	2	\$100	
LED	80%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2036	* *	10	\$3,500	
Exit, Battery	50%			2036	* *	10	\$1,000	
Exterior Lighting								
HID	100%			2031	\$130,600	10	\$100	
Alarm								
Security System								
Generic	100%			2039	* *	1	\$10,700	
	Other Obs	ervation, Exte	ent : Light, Area	Affected	: 100%			
	Location	: Throughout	t The Building					
	Explana	tion : CCTV S	Surveillance Syste	em				

echanical	Current Repa	ir Futu	re Replacement	M		
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ating						
Energy Source						
Fuel Oil No 2	100%	2041	* *	5	\$8,900	
	Other Observation, Exten	t : Light, Area Affecte	d: 100%			
	Location: Basement					
	Explanation: One 3,500	) Gallon Oil Tank				
Conversion Equipment						
Steam Boiler	100%	2051	* *	1	\$28,400	
	Other Observation, Exten	t : Light, Area Affecte	d: 100%			
	Location: Basement					
	Explanation: One Steam	n Boiler				
Distribution						
Central Plant Steam	100%	2041	* *	4	\$2,100	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	100% Now	\$4,600 2036	* *	1	\$8,300	
	Broken, Extent : Moderate	e, Area Affected : 10%	1			
	Location : Various Loca	tions Throughout				

Air Conditioning

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 #: 1972

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2029	\$10,600	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	100%			2031	\$54,300	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2041	* *	1		
Galvanized Steel	90%			2036	* *	1		
		-	k, Extent : Light, Ai	rea Affec	ted : 100%			
<u></u>	Location	: Basemen	nt .					
HW Heat Exchanger								
Steam Fired	100%			2057	* *	4	\$4,200	
			Extent : Light, Area	Affected	: 100%			
	Location	: Boiler R	oom					
	Explana	tion : Coils	Located In Boiler					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	<del></del>							
Generic	100%			2039	* *	1	\$1,800	
Fixtures								
Generic	100%							

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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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : E.119 STREET VETERANS RESIDENCE

Address : 22 EAST 119TH STREET BTWN MADISON AVE. - 5TH AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 66,490 Project Type : HOMELESS SERVICES

Date of Survey : 26-Mar-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,6

Block : 1745 Lot : 5 BIN : 1076434

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$117,800	\$73,200
Electrical		\$643,100
Mechanical	\$380,100	\$255,800
Total	\$497,900	\$972,100
Importance Code A	\$173,000	\$73,200
Importance Code B	\$324,900	\$898,900
Total	\$497,900	\$972,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$52,300	\$1,000		\$45,800
Interior Architecture	\$71,500	\$11,000		
Electrical	\$6,200	\$10,700	\$6,600	\$7,000
Mechanical	\$26,400	\$9,400	\$16,300	\$20,300
Site Pavements	\$34,000			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$202,200	\$43,900	\$34,800	\$84,900
Importance Code A	\$54,200	\$4,300	\$3,300	\$49,200
Importance Code B	\$108,100	\$39,700	\$31,500	\$35,700
Importance Code C	\$39,800			
Total	\$202,200	\$43,900	\$34,800	\$84,900



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 #: 2594

rchitecture	Current	Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls Masonry: Brick	75% 4+ Diagonal Cracks, Ex Location : Penthou	se			5	\$73,200	
	Efflorescence, Extend Location: Through Joint Mortar Miss/E Location: Through	out rod, Extent : Moder					
Window Wall	25% Glazing Clouded, Ex Location: Through		2052 ea Affecte	* * d : 50%	5	\$91,600	
Windows							
Aluminum	95% Now Broken/Missing Elen Location: Insect St Glazing Clouded, Ex Location: Through	creens tent : Moderate, Ar			5	\$8,400	
Metal Louvers	5%		2041	* *	10	\$5,500	
Parapets						¥ - )	
Concrete Masonry Unit	44%		LIFE	* *	5	\$2,200	
Masonry: Brick	49% 0-2 Water Penetration, E Location: West En			* * ted : 15%	5	\$2,200	
Metal Panel	5% 2-4 Caulking Deteriorate Location : Through		2042 te, Area A	* * ffected : 5%	5	\$400	
Metal Rail	2%		2045	* *	5-10	\$1,600	
Roof Modified Bitumen	100% Now Patching Evident, Ex Location: Upper R		2037 rea Affecte	* * ed : 2%			
	Vegetation Growth, I Location : Lower R	Extent : Moderate, A	1rea Affec	ted : 2%			
	Water Penetration, E Location : Lower R			ted : 2%			
Soffits					_		
Stucco Cement	100%		2045	* *	5		

Interior

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 #: 2594

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Floors						_	***		
Cast in Place Concrete	10%	3.7	#21 <b>7</b> 00	LIFE	* *	5	\$21,700		
Sheet Vinyl/Rubber	1%	Now	\$31,700 etent : Severe, Area	2042		5	\$700		
		: Elevator		Ајјестеа	. 30%				
			s Extent : Severe, Arc	ea Affect	ed · 50%				
		: Elevator		cu Myeci	ea . 50/0				
			s ktent : Moderate, Al	rea Affec	eted · 25%				
		: Elevator							
Vinyl Tile	89%			2037	* *	3	\$33,100		
Interior Walls									
Concrete Masonry Unit	15%	Now	\$23,500	LIFE	* *	5	\$5,100		
	_	_	, Extent : Moderate	-	-				
			nt Storage And Elec						
			xtent : Moderate, A						
		: Basemer	nt Storage And Elec	trical Re	oom				
Glass Block	3%			LIFE	* *				
Glass: Single Pane	12%			LIFE	* *	5	\$7,700		
Gypsum Board	70%	Now	\$16,300	LIFE	**	5	\$35,900		
			, Extent : Moderate						
			01 And 605, 1st Flo		-				
			xtent : Moderate, A 01 And 605, 1st Flo						
Ceilings	Location	. Room oc	71 Ana 003, 1st 1 to	or Dinin	g Room				
Exposed Struc: Concrete	65%			LIFE	* *	5	\$10,100		
Gypsum Board	35%			LIFE	* *	5	\$43,400		
Site Enclosure	2070						\$ 12,100		
Fence/Gates									
Chain Link	85%			2052	* *				
Iron Picket	15%			2052	* *				
Retaining Walls									
Cast in Place Concrete	100%			2067	* *				
Site Pavements									
Public Sidewalk	10007	3.7	<b>#2420</b>	2015	مة. بوري م				
Cast in Place Concrete		Now	\$24,300	2045	**				
		Tumbling, East 118:	, Extent : Severe, Ai Ith Street	rea Ајјес	пеа : 10%				
On-Site Walkways									
Cast in Place Concrete	50%			2045	* *				
Pavers/Stone	50%			2041	* *				

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 #: 2594

Architecture	Current F	Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
Activity Yard							
Asphalt	10% Now Cracking/Crumbling, Location: Basketba Misaligned/Bulging, 1	ll Court Extent : Severe, Arc	55				
G ' N G	Location : Basketba		20.45	* *			
Cast in Place Concrete	65% Now Misaligned/Bulging, I Location: Rear Yar Sinking/Subsiding, Ex	d	55	fected: 10%			
	Location : Rear Yard Tripping Hazard, Exte Location : Rear Yard	ent : Moderate, Are	ea Affect	ed : 10%			
Pavers/Stone	25%		2041	* *			

Current Re	pair	Future Replacement			Maintenance	
% of Fail Date E Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%	2	2042	* *	5	\$300	
Other Observation, Exte	ent : Light, Area Afj	fected	: 100%			
Location : Electrical I	Room					
Explanation : Four 80	00 Ampere Main Di	sconne	ect Switches			
100%	2	2042	* *	5	\$300	
100%	2	2042	* *	1		
10%	2	2040	* *	5	\$200	
90%	2	2040	* *	5	\$1,600	
100%	2	2042	* *	1		
100%	2	2037	* *	5	\$400	
100%	I	LIFE	* *	5	\$1,000	
100%	2	2037	* *	1	\$20,500	
					· · · · · · · · · · · · · · · · · · ·	
100%	2	2035	* *	1	\$25,800	
			: 100%		· - /- ·	
Explanation : One 250	0 Kilowatts					
	% of Fail Date F Total (Years)  100%  Other Observation, Ext. Location: Electrical Explanation: Four 80  100%  100%  100%  100%  100%  100%  100%  Cother Observation, Ext. Location: Generator	% of Fail Date Estimated Cost Total (Years)	Nof Total   Cyears   Stimated Cost   Year	No of Total   Fail Date   Estimated Cost   Year   Estimated Cost   Total   (Years)	No of Total   Fail Date   Estimated Cost   Year   FY   Estimated Cost   Cycle   (Yrs)	No of Total   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle (Yrs)

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 #: 2594

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
tand-by Power								
Batteries				_				
Lead/Acid	100%	2025	\$2,400	5	\$2,500			
Fuel Storage	1000/	20.45	* *	_				
Main Tank	100%	2047		5				
	Other Observation, Extent : Light, Area Location : Generator First Floor	Ајјестеа	: 100%					
	Explanation: One 175 Gallons							
ighting	Explanation . One 1/3 Gations							
Interior Lighting								
Fluorescent	40%	2032	\$395,200	10	\$24,400			
Tuoreseem	T-8 Lamps And Fixtures, Extent: Light,			10	Ψ21,100			
	Location : Hallways	33						
Fluorescent	20%	2032	\$197,600	10	\$12,200			
Tuorescent	T-12 Lamps And Fixtures, Extent: Light			10	Ψ12,200			
	Location: Throughout The Building							
LED	40%	2037	* *					
LED	Recent Installation, Extent : Light, Area		. 100%					
	Location: Hallways	11,1,000.00	. 100/0					
Egress Lighting								
Emergency, Service	60%	2032	\$24,000	1				
Exit, Service	40%	2032	\$11,200	1				
Exterior Lighting								
HID	15%	2032	\$45,500	10				
LED	5%	2037	* *					
No Component	80%							
Lightning Protection								
Arresters/Cabling				_				
Generic	100%	2047	* *	5	\$500			
Alarm								
Security System	80%							
No Component Generic	10%	2032	\$12,200	1	\$2,500			
Generic	Other Observation, Extent : Light, Area			1	\$2,300			
	Location: Inside And Outside	Ајјестеи	. 100/0					
	Explanation: CCTV Surveillance Can	iera Svst	em					
Generic	10%	$\frac{2032}{}$	\$12,200	1	\$2,500			
Generic				1	\$2,300			
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways And Exit Doors							
	Explanation: Intrusion Alarm And Me	otion Sen	sor					
Fire/Smoke Detection	Empression . The useon fluin fillu fil		× × ·					
No Component	70%							
Generic, Digital	30%	2032	\$50,300	1-3	\$12,300			
, 6	Other Observation, Extent : Light, Area			-	. ,			
	Location : Throughout The Building							
	Explanation : Strobe Lights, Alarm Be	ll, Horns	, Smoke Detector, I	Manual I	Pull Box And Fire			
	Alarm Panel							

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 #: 2594

	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
1000/				4. 4.			
100%			2052	**	1		
• • • • •						4	
				* -,			
		<b>4.7.4</b> 00					
					1	\$11,800	
-	-						
Location	: Boiler R	oom. One Boiler In	operable	2			
100%			2040	* *	4	\$4,900	
100%			2037	* *	1	\$21,500	
100%			2048	* *	1		
20%			2032	\$142,400	2	\$800	
			2027	\$147,600	1		
20%							
100%			LIFE	* *	2-5	\$37,100	
					2	\$1,500	
Location	: Roof. 15	Perfecent Of Roof	Exhaust	Fan Not Working			
1000/				di di			
100%			2052	**	1		
			a Affecte	d : 50%			
Explana	ion : Coils	In Broken Boiler N	ot Work	ing			
					1		
				%			
Location	: Basemer	tt. Leaking Sewer S	ystem				
50%							
Other Obs	ervation, E	xtent : N/A, Area A	ffected :	0%			
Location	: Basemen	t					
Explana	tion : Parti	al Sewer System Ur	ider Con	struction At Basen	ient		
		•					
100%							
	100%  20% 40% 40% Malfunctic Location 100%  100%	% of Total (Years)  100%  20% 40% 40% Now Malfunctioning, Exte. Location : Boiler R.  100%  100%  100%  100%  100%  100%  100%  100%  50% 50% Now Other Observation, E Location : Basement Location : Basement Som Other Observation, E Location : Basement Location : Basement Explanation : Particle Explanation : Particle	Total (Years)  100%  20% 40% 40% Now \$55,200  Malfunctioning, Extent: Moderate, Area Location: Boiler Room. One Boiler In  100%  100%  100%  100%  100%  10%  10	No of Total (Years)   Estimated Cost (Years)   Total (Years)   FY	No of   Fail Date   Estimated Cost   Fy   Estimated Cost   Total   (Years)	No of Total   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)	Not   Fail Date   Estimated Cost   Year   Estimated Cost   (Years)

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 #: 2594

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing								
Sump Pump(s)	<b>-</b> 00/			<b>↑</b> - <b>-</b> 0 0		44.400		
Non-Submersible	50%	Ф1 000	2032	\$6,500	4	\$1,100		
Submersible	50% Now	\$1,000	2027	\$1,000	4	\$700		
		oderate, Area Affecte		1.				
<del></del>	Location : Basem	ent. Two Sump Pump	s Not Wo	orking				
Sewage Ejector(s)	1000/		2022	<b>#24</b> 000		<b>#4.000</b>		
Electric	100%		2032	\$34,000	4	\$4,000		
Backflow Preventer	<b>-</b> 00/							
No Component	50%							
Generic	50%		2037	**	1	\$2,000		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Basement							
	Explanation : On	ly On Sprinkler And I	Standpip	e Service				
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators	1000/			de de				
Geared Traction	100%		LIFE	**				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: C-6							
	Explanation: Two	o Units						
Fire Suppression								
Standpipe								
Generic	100%		2042	* *	1-5	\$34,800		
Sprinkler						***		
Generic	100%		2042	* *	1-2	\$18,600		
Fire Pump								
Generic	100%		2035	* *	1	\$12,400		

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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#### Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : EAST 3RD STREET SHELTER

Address : 282 EAST 3RD STREET @AVENUE C

Borough : MANHATTAN Agency's Number : SM03
Program / Asset # : DHS0069.000 / 4441 Yr Built/Renovated : 1937 / 2006

Area Sq Ft : 28,867 Project Type : HOMELESS SERVICES

Date of Survey : 22-Sep-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,6

Block : 372 Lot : 14 BIN : 1004357

CAPITAL	FY 2024 - 2027	FY 2028 - 2033	
Exterior Architecture	\$832,200		
Interior Architecture	\$737,200		
Electrical		\$834,300	
Mechanical	\$240,800	\$888,600	
Total	\$1,810,100	\$1,722,800	
Importance Code A	\$832,200		
Importance Code B	\$916,700	\$1,722,800	
Importance Code C	\$61,200		
Total	\$1,810,100	\$1,722,800	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$73,800			_
Interior Architecture	\$55,200		\$20,800	\$6,200
Electrical	\$35,100	\$4,700	\$4,800	\$5,600
Mechanical	\$82,900	\$4,900	\$12,200	\$4,300
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$252,800	\$15,500	\$43,600	\$22,100
Importance Code A	\$103,700	\$1,400	\$1,400	\$1,400
Importance Code B	\$113,500	\$14,100	\$42,200	\$19,000
Importance Code C	\$35,500			\$1,700
Total	\$252,800	\$15,500	\$43,600	\$22,100



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 #: 4441

Architecture	Current Repair	Future Replacement	М		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Exterior Walls Masonry: Brick	97% 0-2 \$177,600 Caulking Deteriorated, Extent : Mod Location : At Steel Lintels Through Spalling, Extent : Moderate, Area Aff Location : Front Facade	erate, Area Affected : 5% out ected : 5%	5	\$44,200	
	Other Observation, Extent: Moderat Location: East Facade Explanation: Stucco On Brick	e, Area Affected : 100%			
Pre-Cast Concrete	3%	LIFE **	5	\$8,900	
Windows Aluminum	100% Now \$654,500 Air Infiltration, Extent: Severe, Area Location: Throughout Ctrwt/Balnc Not Funct, Extent: Seve	Affected: 30%	5	\$7,000	
Parapets					
Masonry: Brick	90% 0-2 \$27,400 Joint Mortar Miss/Erod, Extent : Mod Location : All Roofs		5	\$4,400	
Pre-Cast Concrete	10% Now \$7,800 Joint Mortar Miss/Erod, Extent: Sev Location: Coping Open Joints, Extent: Severe, Area Af Location: Coping Worn/Eroded, Extent: Severe, Area A Location: Coping	ere, Area Affected : 20% Jected : 25%	5	\$3,100	1
Roof					
Modified Bitumen Panel/Paver: Cer/Brk	80% 20% Now \$34,100 Vegetation Growth, Extent: Moderat Location: Lower Roof Water Penetration, Extent: Severe, A Location: Lower Roof Worn/Eroded, Extent: Severe, Area A Location: Lower Roof	e, Area Affected : 40% rea Affected : 10%	10	\$10,400	
nterior Floors					
Cast in Place Concrete Ceramic Tile	5% 5% Now \$11,700 Broken/Missing Elements, Extent: See Location: Toilet Rooms		5 5	\$9,300 \$1,100	
Quarry Tile Vinyl Tile	5% 85% Now \$586,000 Worn/Eroded, Extent: Severe, Area A Location: Corridors And Some Off	Iffected : 30%	5 3	\$3,200 \$13,600	

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 #: 4441

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$3,400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$5,500	
Gypsum Board	65%	Now	\$61,200	LIFE	* *	5	\$26,900	
		•	amage, Extent : Se s, Ramp Walls, 1st					
Plaster	20%	Now	\$32,800	LIFE	* *	5	\$4,100	
		r/Impact Do 1 : Corridor	amage, Extent : Se	vere, Are	a Affected : 5%		, ,	
Ceilings								
AcousTileSusp.Lay-In	90%			2046	* *	5	\$38,300	
Exposed Struc: Concrete	7%			LIFE	* *	5-10	\$3,700	
Exposed Struc: Steel	3%	Now	\$90,000	LIFE	* *			
			xtent : Moderate, A al Room Basement	Area Affe	cted : 60%			
	Explana	tion : Corre	oded Corrugated M	fetal Una	lerside Of Slab			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
			xtent : Light, Area	Affected	: 100%			
		ı: Rear Of	-					
	Explana	tion : This I	Is A Sidewalk In Th	e Rear Y	ard Adjoining Neig	ghboring	Property	

ectrical	Curre	Current Repair		Future Replacement		aintenance		
tem Component Type	% of Fail D Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
ler 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2033	\$14,700	5	\$100		
	Other Observatio	n, Extent : Light, Area	Affected	: 100%				
	Location : Elec	trical Room						
	Explanation : M	lain Service Switch Rat	ed At 80	0 Amperes				
Switchgear / Switchboard				_				
Fused Disc Sw	25%		2033	\$23,800	5			
Molded Case Bkrs	75%		2033	\$71,400	5	\$600		
Raceway								
Conduit	100%		2033	\$40,300	1			
Panelboards								
Fused Disc Sw	10%		2032	\$3,900	5	\$100		
Molded Case Bkrs	90%		2032	\$35,100	5	\$700		
Wiring				·				
Thermoplastic	100%		2033	\$56,900	1			
Motor Controllers								
Locally Mounted	100%		2031	\$86,800	5	\$200		

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 #: 4441

Electrical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	
Stand-by Power						
Transfer Switches	1000/	2021	¢. (100	1	¢0,000	
Automatic	100%	2031	\$6,400	1	\$8,900	
Generators Diesel	100% Other Observation, Extent: Light, Area Location: Basement, Generator Roon Explanation: Emergency Generator I	n		1	\$11,200	
Batteries	7 0 7					
Lead/Acid	100%	2024	\$2,400	5	\$1,100	
Fuel Storage						
Main Tank	100% Other Observation, Extent : Light, Area Location : Basement Explanation : 275 Gallons Rated Cap		* * : 100%	5		
Lighting						
Interior Lighting						
Fluorescent	98% T-8 Lamps And Fixtures, Extent : Light, Location : Throughout The Building	2028 Area Affa	\$420,400 ected : 100%	10	\$25,900	
Fluorescent	2%  Compact Fluorescent Light, Extent : Light   Location : Storage Room	2028 ght, Area	\$8,600 Affected : 100%	10	\$500	
Egress Lighting						
Emergency, Service	50%	2028	\$8,700	1		
Exit, Service	50%	2028	\$6,100	1		
Exterior Lighting LED No Component	20% 80%	2041	* *			
Alarm						
Security System						
Generic	100% Other Observation, Extent: Light, Area Location: Hallways, Roof, Front Of Explanation: CCTV Surveillance Car	The Build	ing And Exit Doors	1	\$10,800	
Fire/Smoke Detection Generic, Digital	100% Other Observation, Extent : Light, Area Location : Throughout The Building Explanation : Manual Pull Station, St			1-3	\$18,300	

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

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 #: 4441

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating								
Energy Source	1000/			20.42	* *	1		
Natural Gas	100%			2043	* *	1		
Conversion Equipment Hot Water Boiler	1000/	0.2	¢20,000	2020	* *	1	¢12.000	
Hot Water Boiler	100%		\$30,000 nt : Severe, Area A	2038		1	\$12,800	
	-	-	nt. No. 2 Boiler Ma	-		rvice		
			Extent : Light, Area	-		,,,,,		
			nt Boiler Room	11,500000	. 100/0			
		tion : 2 Un						
Distribution	1							
Hot Wtr Piping/Pump	100%			2032	\$61,700	4	\$2,100	
Terminal Devices								
Air Handler	40%			2033	\$212,200	1	\$7,100	
Convector/Radiator	50%			2031	\$115,300	1	\$4,700	
Fan Coil Unit/Heat	10%			2033	\$69,900	1	\$900	
air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment	700/	0.0	Ø64.200	2021	<b>#221 7</b> 00	2	<b>#1.000</b>	
Int Pkg Unit -	70%	0-2	\$64,300	2031	\$321,500	2	\$1,000	
Heating/Cooling	Notin Com	uica Euton	t : Moderate, Area	1 Castad	. 200/			
			i . Moderale, Ared ot Efficient And Not			ir		
			tent : Light, Area A			.,		
	-	_	Each Floor Has Se	-				
Window/Wall Unit	10%			2028	\$10,700	1		
No Component	20%			2020	\$10,700	1		
Heat Rejection	2070							
Water Cooling Tower	100%	0-2	\$22,800	2027	\$113,900	2	\$23,200	
water cooming rower			oderate, Area Affe			_	Ψ23,200	
	Location		, 33					
	Damaged,	Extent : M	oderate, Area Affe	cted : 10	%			
	Location							
	Leak Evid	ent, Extent	: Moderate, Area A	Iffected :	25%			
	Location	: Roof						
entilation entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,500	
Exhaust Fans								
Interior	50%	0-2	\$62,500	2043	**	2	\$400	
			Extent : Moderate, 2	Area Affe	cted : 100%			
		: Through		7.				
		tion : Poor	Ventilation In Buil	ding				
No Component	50%							

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 #: 4441

Mechanical	Current Repa	air Fut	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping	700/ 0.2	ф1 <b>2 7</b> 00 <b>2</b> 040	**			
Brass/Copper	70% 0-2	\$12,700 2043		1		
	Booster Pump w/Tank, Ex Location : Basement. D		00			
~						
Galvanized Steel	30%	2031	\$108,000	1		
Water Heater With Tanks				_		
Gas Fired	100% 0-2	\$5,000 2028	. ,	2		
	Corroded, Extent: Model	**	0%			
	Location: Storage Tank		1 200/			
	Leak Evident, Extent: Me		l : 20%			
	Location: Storage Tank		J. 500/			
	On Extended Life, Extent Location : Storage Tank		ectea : 50%			
G '' B' '	Location : Storage Tank	i, Doller Koom				
Sanitary Piping Cast Iron	100%	LIFI	2 **	1		
Storm Drain Piping	10070	LIFI	٠	1		
Cast Iron	100%	LIFI	2 **	1		
Sewage Ejector(s)	10070	LIIT	۷	1		
Electric	100%	2033	\$14,800	4	\$1,700	
Fixtures	10070	203.	\$14,000		\$1,700	
Generic	100%					
Vertical Transport	10070					
Elevators						
Geared Traction	100%	LIFE	**			
	Other Observation, Exten	t : Light, Area Affecte	ed: 100%			
	Location : Basement To					
	Explanation: 1 Unit					
Fire Suppression	•					
Sprinkler						
Generic	100%	2043	* *	1-2	\$8,100	
Fire Pump						
Generic	100%	2036	**	1	\$5,400	

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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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : EAST NEW YORK AVENUE SRO

Address : 1381 EAST NEW YORK AVE. @ SARATOGA AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 61,000 Project Type : HOMELESS SERVICES

Date of Survey : 04-Mar-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1472 Lot : 1 BIN : 3319475

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$58,200	\$927,200
Interior Architecture		\$104,400
Electrical	\$83,400	\$606,900
Mechanical		\$1,172,500
Total	\$141,600	\$2,811,000
Importance Code A	\$58,200	\$1,496,900
Importance Code B	\$83,400	\$1,314,100
Total	\$141,600	\$2,811,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$34,600	\$9,600		
Interior Architecture	\$24,600	\$13,600	\$1,400	
Electrical	\$8,300	\$12,700	\$9,500	\$8,900
Mechanical	\$18,600	\$6,100	\$12,400	\$101,000
Site Pavements	\$57,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$151,000	\$49,900	\$31,200	\$117,700
Importance Code A	\$41,000	\$12,700	\$3,000	\$21,700
Importance Code B	\$47,100	\$37,300	\$26,700	\$96,000
Importance Code C	\$62,900		\$1,400	
Total	\$151,000	\$49,900	\$31,200	\$117,700



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 #: 51

Architecture	Cu	rrent Rep	air	Futur	e Replacement	М	aintenance		
System Component Type		Date Es	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls									
Masonry: Brick	75%			LIFE	* *	5	\$66,600		
Metal Panel	5% No		\$5,800	2052	* *	5	\$8,300		
		Water Penetration, Extent : Light, Area Affected : 10% Location : Rooftop Into Lounges							
			-	100 1	1000/				
	Other Observa		-		: 100%				
			dow Atrium Bı	iikneaas					
W. d. t. G. 1	Explanation :	Metat Cit	aaaing	LIDD	* *				
Weathering Steel	5%	F	. 4 . 1 :- l. 4 . 4	LIFE		1			
	Other Observa		ıı : Ligni, Area ws And Windo		: 100%				
					ad Summounds				
337' 1 337 11			Steel Window I		* *		<b>#27</b> 000		
Window Wall	15% No Weather Strip N		\$19,800	2052		5	\$25,000		
	Location : Lo	_	_	геи Ајјес	iea . 10/0				
Windows	Locuiton . Lo	oby winde	)ws						
Aluminum	100%			2040	* *	5	\$19,300		
Parapets	10070			2040			Ψ17,500		
Concrete Masonry Unit	45%			LIFE	* *	5	\$2,300		
Masonry: Brick	45%			LIFE	* *	5	\$2,000		
Metal Panel	10% No	ow	\$3,500	2052	* *	5	\$900		
	Seams Open/Split, Extent : Moderate, Area Affected : 25%								
	Location: Parapet Coping								
Roof									
IRMA/Protected	15% No	ow	\$5,600	2032	\$278,100				
Membrane									
	Vegetation Gro		-	Affected	: 5%				
	Location: 4th		-						
	Water Penetrat								
	Location: 4th	i Floor Ba	ılcony Into Sup	erintende	ents Apartment				
Modified Bitumen		+	\$58,200	2032	\$582,400				
	Alligatoring, E	xtent : Mo	derate, Area Ą	ffected : .	25%				
	Location: Throughout								
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location: Throughout								
	Water Penetration, Extent: Moderate, Area Affected: 5%								
	Location : Mo	ain Roof I	nto 4th Floor A	lpartmen	ts				
Soffits	1000/				ماد ماد	_	<b>01.2</b> 22		
Exposed Struc: Steel	100%			LIFE	* *	5	\$1,300		

Interior

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 #: 51

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior				•				
Floors								
Cast in Place Concrete	15%		<b>4.5. -</b> 0.0	LIFE	* *	5	\$34,000	
Ceramic Tile	5%		\$5,700	2041	**	5	\$2,600	
	Location	: 2nd Floo	nents, Extent : Mode or Shower					
Quarry Tile	5%			2045	* *	5	\$7,800	
Vinyl Tile	75%			2037	* *	3	\$29,100	
Interior Walls	20/	3.7	<b>#4.600</b>	2041		_	<b>#2.100</b>	
Ceramic Tile	3%		\$4,600	2041	**	5	\$2,100	
	Location	ı: 2nd Floo	nents, Extent : Mode or Shower					
Ceramic Tile	2%			2041	* *	5	\$2,800	
Concrete Masonry Unit	60%			LIFE	* *	5	\$33,900	
Glass: Single Pane	10%			LIFE	* *	5	\$10,600	
Gypsum Board	25%		\$9,700	LIFE	**	5	\$21,200	
			xtent : Moderate, A					
	Location	ı: 4th Floo	r Apartments And S	Superinter	ndents Apartment			
Ceilings	200/			LIDE		-	Ф2 200	
Exposed Struc: Concrete			<b>#4.600</b>	LIFE	* *	5	\$3,300	
Gypsum Board	13%		\$4,600	LIFE		5	\$17,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : 4th Floor Elevator							
	Water Penetration, Extent: Moderate, Area Affected: 5%							
			xieni . Moderdie, A r Apartments, Lour			nartman	<i>t</i>	
G			r Aparimenis, Loui		**			
Gypsum Board	67%			LIFE	* *	5	\$87,500	
Site Enclosure Fence/Gates								
Chain Link	100%			2052	* *			
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$8,400	2049	* *			
	Tripping I	Hazard, Ext	ent : Light, Area Aj	ffected : 5	7%			
	Location	ı : Front Ei	itry Of Building					
On-Site Walkways								
Cast in Place Concrete		Now	\$4,100	2037	* *			
	_	_	Extent : Light, Are		d : 10%			
			At Rear Of Building	-				
	-	-	xtent : Light, Area		10%			
			At Rear Of Building	-				
			ent : Moderate, Are		d: 10%			
	Location	ı : Garden .	At Rear Of Building	3				

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 EAST NEW YORK AVENUE SRO

Asset #: 51

Architecture	Current Repair		Futui	re Replacement	M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Site Pavements

Parking/Driveway

Asphalt 100% Now \$44,600 2047 \*\*

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

Location: Throughout

Ponding, Extent: Moderate, Area Affected: 20%

Location: Bottom Of Driveway

Potholes, Extent: Moderate, Area Affected: 25%

Location : Driveway

Sinking/Subsiding, Extent: Moderate, Area Affected: 20%

Location: Bottom Of Driveway

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type		ll Date Estimated Cost /ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2042	* *	5	\$300	
		ation, Extent : N/A, Area A	ffected :	100%			
		lectrical Room					
	Explanation	: Two Main Service Disco	nnect Sv	vitches Rated At 80	0 Amper	es Each.	
Switchgear / Switchboard							
Fused Disc Sw	100%		2042	* *	5	\$300	
Raceway							
Conduit	100%		2042	* *	1		
Panelboards							
Molded Case Bkrs	100%		2040	* *	5	\$1,600	
Wiring							
Thermoplastic	100%		2042	* *	1		
Motor Controllers							
Locally Mounted	100%		2037	* *	5	\$400	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$900	
Stand-by Power							
Transfer Switches							
Automatic	100%		2037	* *	1	\$18,800	
Generators							
Diesel	100%		2035	* *	1	\$23,600	
	Other Observe	ation, Extent : N/A, Area A	ffected :	100%			
	Location : Re	oof					
	Explanation	: Emergency Generator R	ated At	100 Kilowatts			
Batteries							
Lead/Acid	100%		2025	\$2,400	5	\$2,300	
Fuel Storage		<u> </u>			·		
Not Accessible	100%						
Lighting							

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 #: 51

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	est Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting	2007	2022	#101 <b>20</b> 0	1.0	<b>#11.200</b>			
Fluorescent	20%	2032	\$181,300	10	\$11,200			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Basement							
	Explanation: T-12 Lamps							
Fluorescent	30%	2032	\$271,900	10	\$16,800			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Hallways, Offices							
	Explanation: T-8 Lamps							
LED	50%	2040	* *					
Egress Lighting								
Emergency, Service	50%	2032	\$18,300	1				
Exit, Service	50%	2032	\$12,800	1				
Exterior Lighting								
HID	30%	2027	\$83,400	10	\$100			
No Component	70%							
Marm								
Security System								
No Component	70%							
Generic	30%	2032	\$33,600	1	\$6,800			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Hallways, Staircases							
	Explanation: CCTV Surveillance (	Cameras						
Fire/Smoke Detection								
Generic, Analog	100%	2032	\$153,700	1-3	\$37,600			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation : Strobe Lights, Manua	al Pull Statio	ons, Smoke Detecto	ors, Aları	n Bells, Horns			

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%	4+	\$800	2052	* *	1		
	Corroded, I	Extent : M	oderate, Area Affe	cted : 5%	ó			
	Location .	Roof						

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

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

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

Asset #: 51

Mechanical	Current Repair Future Replacement			М			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment							
Furnace	10% Now Corroded, Extent: Mo Location: Roof Not in Service, Extent				1	\$2,700	
	Location: Due To G Other Observation, Ex Location: Roof Explanation: 4 Unit	as Line Was Shut ( xtent : N/A, Area A	Off. Roof	•			
H-4 W-4 D-11	90%	is	2020	\$560,700	1	¢27.100	
Hot Water Boiler	Boiler Used For Hot \ Location: Basemen	-	2030 ht, Area	\$569,700 Affected : 100%	1	\$27,100	
	Other Observation, Ex Location: Basement	t Boiler Room	Affected	: 100%			
Distribution	Explanation: 2 Unit	is					
Hot Wtr Piping/Pump	100%		2040	* *	4	\$4,500	
Terminal Devices	10070		20.0		•	ψ 1,2 0 0	
Convector/Radiator	100%		2030	\$487,200	1	\$19,700	
Air Conditioning				·			
Energy Source Electricity	100%		2040	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	2%		2032	\$13,100	2	\$100	
_	Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor						
	Explanation : For E	levator Machinery					
Split Unit	3% Other Observation, Ex	xtent : N/A, Area A	2027 Iffected :	\$42,400 100%			
	Location: 1st Floor						
	Explanation : Office	Area					
Window/Wall Unit	15%		2027	\$33,900	1		
No Component	80%						
Ventilation							
Distribution 1/D:cc	1000/		LIEE	* *	2.5	<b>#24.000</b>	
Ductwork/Diffusers	100%		LIFE	~ ^	2-5	\$34,000	
Exhaust Fans Roof	30% 0-2 Noisy/Vibrating, Exten	\$3,500 nt : Moderate, Are	2032 a Affecte	\$34,700 d : 30%	2	\$400	
	Location: Roof						
Roof	70%		2032	\$80,900	2	\$1,300	
Plumbing				-		·	
H/C Water Piping							
Brass/Copper	100%		2042	* *	1		

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 #: 51

Mechanical	Current Repair	Current Repair Future Repla		M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	\$11,900	4	\$1,900	
Sewage Ejector(s)						
Electric	100%	2032	\$31,200	4	\$3,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: N/A	1, Area Affected : 10	00%			
	Location: Basement To 4th F	loor				
	Explanation: Two Units					
Fire Suppression						
Sprinkler						
Generic	100%	2042	* *	1-2	\$17,100	

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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#### Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : FANNY BARNES

Address : 829 SARATOGA AVENUE @RIVERDALE AVENUE

Borough : BROOKLYN Agency's Number : FK27
Program / Asset # : DHS0083.000 / 4455 Yr Built/Renovated : 1923 / 2006

Area Sq Ft : 42,500 Project Type : HOMELESS SERVICES

Date of Survey : 08-Mar-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 3583 Lot : 6 BIN : 3082035

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$423,500	\$54,900
Interior Architecture	\$133,700	\$410,900
Electrical	\$451,100	\$77,900
Mechanical	\$79,700	\$477,400
Total	\$1,088,100	\$1,021,100
Importance Code A	\$423,500	\$422,700
Importance Code B	\$608,100	\$598,400
Importance Code C	\$56,400	
Total	\$1,088,100	\$1,021,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$5,800	\$28,900		
Interior Architecture	\$114,100			\$1,700
Electrical	\$1,600	\$7,600	\$4,000	\$4,800
Mechanical	\$27,400	\$43,800	\$12,900	\$8,900
Total	\$149,000	\$80,300	\$16,900	\$15,400
Importance Code A	\$7,600	\$30,700	\$1,800	\$1,800
Importance Code B	\$59,700	\$49,600	\$15,100	\$13,600
Importance Code C	\$81,700			
Total	\$149,000	\$80,300	\$16,900	\$15,400



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 #: 4455

rchitecture	Curren	Current Repair		Future Replacement		Maintenance	
stem Component Type	% of Fail Date Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	400/ 37	ф1 <b>22</b> 000		* *	_	<b>#20.000</b>	
Masonry: Brick	40% Now	\$123,900	LIFE	• •	5	\$30,800	
	Location : Throug	Extent : Moderate, A ghout 4th Floor	rea Affec	cted : 20%			
Pre-Cast Concrete	3%		LIFE	* *	5	\$7,500	
Stucco Cement	57% Now	\$242,700	2035	* *	5	\$54,900	
		ng, Extent : Moderate	, Area A <u>f</u>	fected : 20%			
	Location: Throug	*					
		Extent : Light, Area					
		Courtyard And East I	Elevation				
W7' - 1	Explanation : Gra	affiti					
Windows	100%		2038	* *	5	¢19.200	
Aluminum		ınct, Extent : Moderc		Affactad : 10%	3	\$18,300	
	Location: Through		не, Агеи	Affecteu . 1070			
Parapets	Location : Imou	5,110,111					
Cast Stone/Terra Cotta	5% Now	\$5,800	LIFE	* *	5	\$2,500	
		ements, Extent : Mod		ea Affected : 2%	-	, ,	
	Location : Main F	Roof					
Masonry: Brick	40% Now	\$16,300	LIFE	* *	5	\$2,600	
,	Diagonal Cracks, I	Extent : Moderate, Ar	ea Affect	ted : 10%			
	Location : Throug	ghout					
	Water Penetration,	Extent : Moderate, A	rea Affe	cted : 10%			
	Location : Throug	ghout					
Masonry: Brick	50% Now	\$40,700	LIFE	* *	5	\$3,300	
-	Cracking/Crumblin	ng, Extent : Moderate	, Area A <u>j</u>	fected : 10%			
	Location : Throug	*					
	Other Observation, Extent: Moderate, Area Affected: 50%						
	Location : Inside						
		nent Stucco On Brick	Ţ.				
Pre-Cast Concrete	5%		LIFE	* *	5	\$2,100	
Roof	0.00 /		• 0			<b>d</b> = = = = :	
Modified Bitumen	98%		2035	* *	10	\$28,900	
Skylight, Metal/Glass	2%		2040	* *	10	\$2,000	
Strage Coment	1000/		2025	* *	-		
Stucco Cement	100%		2035		5		

Interior

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 #: 4455

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Floors  Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Basement		LIFE , Area Affe	* * ected : 10%	5	\$5,800	
Ceramic Tile	5% Now Cracking/Crumbling, Location: Various B		2039 , Area Affe	* * ected : 5%	5	\$1,300	
Quarry Tile	15%		2043	* *	5	\$11,900	
Vinyl Tile	25% Now Cracking/Crumbling, Location: 1st Floor			\$357,900 ected : 10%	3	\$5,000	
Wood	50% Now Deteriorated Finish, E Location: Througho		2045 Area Affe	* * cted : 10%	5	\$24,900	
Interior Walls							
Ceramic Tile	20% Now Cracking/Crumbling, Location: Througho		2039 , Area Affe	* * ected : 10%	5	\$9,000	
Glass: Single Pane	3%		LIFE	* *	5	\$2,000	
Gypsum Board	50% Now Cracking/Crumbling, Location: Througho		LIFE , Area Affe	* * ected : 10%	5	\$26,900	
Masonry: Fieldstone	7% Now Other Observation, Ex Location: Electrical Explanation: Water	And Boiler Room		* * red : 5%			
Plaster	20% Now Cracking/Crumbling, Location: Througho Water Penetration, Ex Location: Througho	ut tent : Moderate, A			5	\$5,400	
Ceilings							
AcousTileSusp.Lay-In	20% Now Cracking/Crumbling, Location: Througho		2043 , Area Affe	* * ected : 10%	5	\$5,300	
Gypsum Board	80% Now Cracking/Crumbling, Location: Througho		LIFE , Area Affe	* * ected : 10%	5	\$53,100	
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2050	* *			
Retaining Walls	1000/		2050	* *			
Cast in Place Concrete	100%		2050	* *			
Site Pavements Public Sidewalk Cost in Place Congrets	100%		2035	* *			
Cast in Place Concrete	atos ara in current dellars		2033	tial future inflation			

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 #: 4455

Architecture	Current Repair	Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements						
On-Site Walkways						
Cast in Place Concrete	100%	2035	* *			
Activity Yard						
Cast in Place Concrete	20%	2043	* *			
	Other Observation, Extent: Light,	Area Affected: 100	0%			
	Location: Inner Courtyard					
	Explanation : Play Area					
Rubber Matting	80%	2030				
	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Inner Courtyard					
	Explanation : Play Area					

Electrical	Current Repair Future Replacement		Maintenance				
System Component Type	% of Fail Date Es Total (Years)	stimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2040	* *	5	\$200		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Re	oom					
	Explanation : One 800 House And Day Care	Ampere And One 200 A	Impere Main Disco	nnect Sw	itch 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		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$600		
	Other Observation, Extent : Light, Area Affected : 100% Location : Water Main						
	Explanation : Upgrade	d 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.

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

Asset #: 4455

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2025	\$52,700	10	\$3,300	
	Other Observation, Extent : L		: 100%			
	-	Location: Apartment Bathrooms And Kitchens				
	Explanation: T-12 Lamps					
Incandescent	50%	2025	\$291,400	2	\$400	
LED	40%	2038	**			
	Other Observation, Extent: L		: 100%			
	Location : Corridors, Stairs	**				
	Explanation : Upgraded 20	18				
Egress Lighting	500/	2020	<b>#20.100</b>	10	<b>#4.200</b>	
Emergency, Battery	50%	2030	\$29,100	10	\$4,300	
Exit, Battery	50%	2030	\$24,500	10	\$1,200	
Exterior Lighting LED	100%	2038	* *			
LED	0ther Observation, Extent : L					
	Location: Roof And Buildin		. 100/0			
	Explanation: Upgraded 201	-				
Alarm	Espianarion : Opgravea 201					
Security System						
Generic	50%	2030	\$39,000	1	\$7,900	
	Other Observation, Extent : L	ight, Area Affected	·		. ,	
	Location : Indoor And Outd	oors				
	Explanation: CCTV System					
Generic	50%	2030	\$39,000	1	\$7,900	
	Other Observation, Extent : L	ight, Area Affected			. ,	
	Location : Main Office					
	Explanation : Intrusion Alar	m System				
Fire/Smoke Detection						
Generic, Digital	100% Now \$1	07,100 2040	* *	1-3	\$23,800	
	Not in Service, Extent : Severe	e, Area Affected : 10	00%			
	Location : Main Office					
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location : Main Office					
	Explanation: The Building Is Currently Under Fire Watch. Fire Alarm System Is Scheduled					
	To Be Upgraded.					

Mechanical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2040	* *	1		

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 #: 4455

Mechanical	Current Repair	Futur	e Replacement	Ma		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Hot Water Boiler	100% Other Observation, Extent : Location : Boiler Room Explanation : 4 Units, Mu	-	\$367,900 : 100%	1	\$17,500	
Distribution Hot Wtr Piping/Pump	100% Recent Replace Evident, Ext Location : House Pump In	***	* * ted : 20%	4	\$1,700	
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	\$109,500	2	\$400	
Window/Wall Unit No Component	15% 65%	2025	\$19,700	1		
Heat Rejection Air Cooled Condenser Unit	20%	2030	\$7,000	2	\$4,900	
No Component Ventilation	80%					
Distribution Ductwork/Diffusers No Component	50% 50%	LIFE	**	2-5	\$9,900	
Exhaust Fans Roof	100%	2035	* *	2	\$1,100	
Plumbing H/C Water Piping Galvanized Steel	100%	2035	* *	1		
Water Heater With Tanks Gas Fired	100% 0-2  Malfunctioning, Extent: Set Location: Faulty Pilot In Other Observation, Extent: Location: Boiler Room Explanation: 1 Unit Multi	Boiler Room Light, Area Affected		2		
Sanitary Piping Cast Iron	100% Blockage /Clogged, Extent : Location : Occasional Bac	***		1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%	2025	\$8,300	4	\$1,300	

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 #: 4455

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Sewage Ejector(s)							
Electric	100%		2030	\$21,700	4	\$1,700	
Backflow Preventer							
Generic	6% 4+	\$600	2030	\$900	1	\$100	
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location: Basement						
	Explanation: Corros	ion At Piping					
Generic	94%		2030	\$14,500	1	\$2,000	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	90%						
Generic	10%		2050	* *	1-2	\$1,000	
Chemical System							
Generic	98%		2025	\$78,100	1-3	\$72,900	
Generic	2%		2025	\$1,600	1-3	\$1,500	

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

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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : FLATLANDS FAMILY RESIDENCE Address : 10875 AVENUE D @ LINDEN BLVD.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 68,625 Project Type : HOMELESS SERVICES

Date of Survey : 25-Mar-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3871 Lot : 101 BIN : 3332519

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$143,900	\$87,000
Interior Architecture		\$168,100
Electrical		\$229,100
Mechanical	\$231,600	\$196,600
Total	\$375,500	\$680,800
Importance Code A	\$143,900	\$87,000
Importance Code B	\$231,600	\$530,200
Importance Code C		\$63,600
Total	\$375,500	\$680,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$16,600	\$35,300	_	\$1,700
Interior Architecture	\$28,500	\$12,300	\$8,700	
Electrical	\$4,600	\$5,500	\$5,900	\$5,100
Mechanical	\$13,000	\$8,700	\$14,200	\$55,400
Site Pavements	\$22,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$89,100	\$65,800	\$32,800	\$66,200
Importance Code A	\$19,900	\$38,700	\$3,400	\$5,300
Importance Code B	\$55,300	\$27,100	\$25,900	\$60,900
Importance Code C	\$13,800		\$3,500	
Total	\$89,100	\$65,800	\$32,800	\$66,200



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 #: 1949

2% 98% 100% 20% 80% ken/Mi. ocation rosion/ ocation 70% sters, Exocation	(Years)  4+ ssing Elem : Throughe Rusting, E: : Throughe Now xtent: Ligh	xtent : Moderate, A	2045 2042		5 5 5 5 5 10	\$13,900 \$87,000 \$19,300 \$3,400 \$11,400	Priority
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75%			2037	* *	3	\$29,100	
					5	\$63,600	
5%			LIFE	* *			
<b>50</b> /			2045	ىلى بار	_	Φ. <b></b> 200	
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Site Enclosure

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 #: 1949

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ite Enclosure								
Fence/Gates								
Chain Link	75%			2052	**			
			Extent : Light, Area	Affected	: 100%			
		n : Property						
			Mesh Type Fence					
Iron Picket	25%	)		2067	* *			
ite Pavements								
Public Sidewalk	1000/			2027	* *			
Cast in Place Concrete	100%	1		2037	* *			
On-Site Walkways	050/	M	¢0.500	2027	* *			
Cast in Place Concrete		Now	\$9,500 tent : Moderate, Are	2037				
		n : By Plays		ш Ајјеси	ей . 576			
Pavers/Stone	5%	)		2041	* *			
Parking/Driveway								
Asphalt	100%	4+	\$4,300	2035	* *			
	Potholes,	Extent : Lig	ght, Area Affected :	10%				
	Location	n : Parking	Lot Area					
Activity Yard								
Asphalt		Now	\$4,800	2035	* *			
	_	Crumbling n : Basketbo	, Extent : Moderate, all Court	, Area A <u>j</u>	ffected : 20%			
	Other Ob.	servation, E	Extent : Light, Area .	Affected	: 100%			
		n : Side Yar		55				
	Explana	tion : Bask	etball Court					
Cast in Place Concrete		Now	\$3,800	2037	* *			
= = = = = = = = = = = = = = = = = =			tent : Moderate, Are		ed : 20%			
		n : Picnic A						
	30%			2032				

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
nder 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2042 **	5 \$300	
	Other Observation, Extent: N/A, Area	Affected : 100%		
	Location : Electrical Room			
	Explanation : Two Main Service Disc Amperes	connect Switches Rated At 12	200 Amperes And 800	
Switchgear / Switchboard				
Fused Disc Sw	100%	2042 **	5 \$300	
Raceway				
Conduit	100%	2042 **	1	

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 #: 1949

Electrical	Current Repair	Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts	<b>'</b>	<b>'</b>					
Panelboards							
Fused Disc Sw	2%	2040	* *	5			
Molded Case Bkrs	98%	2040	* *	5	\$1,800		
Wiring							
Thermoplastic	100%	2042	* *	1			
Motor Controllers							
Locally Mounted	100%	2037	* *	5	\$500		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,000		
Lighting							
Interior Lighting							
LED	100%	2040	* *				
	Other Observation, Extent : N/		%				
	Location : Throughout The B	uilding					
	Explanation : LED Lights						
Egress Lighting							
Emergency, Battery	50%	2032	\$56,300	10	\$8,300		
Exit, Service	50%	2032	\$14,500	1			
Exterior Lighting							
LED	30%	2040	* *				
No Component	70%						
Alarm							
Security System							
No Component	70%						
Generic	30%	2037	* *	1	\$7,700		
	Other Observation, Extent : N/		%				
	Location: Hallways And Outside Perimeter						
	Explanation : CCTV Surveill	ance Cameras					
Fire/Smoke Detection							
Generic, Analog	100%	2032	\$172,900	1-3	\$42,300		
	Other Observation, Extent : N/		%				
	Location : Throughout The B	-					
	Explanation : Alarm Bells, M	fanual Pull Stations, Si	moke Detector	s, Strobe	Lights, Horns		

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source				
Natural Gas	100%	2042 **	1	

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 #: 1949

Mechanical	Current Repair	Current Repair Future F		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Hot Water Boiler	100% Boiler Used For Hot Water, Extent : Lig Location : Boiler Room Other Observation, Extent : N/A, Area A			1	\$33,900	
	Location : Boiler Room Explanation : 2 Units					
Distribution Hot Wtr Piping/Pump	100%	2040	* *	4	\$5,100	
Terminal Devices Convector/Radiator	100%	2037	* *	1	\$22,200	
Air Conditioning Energy Source Electricity	100%	2040	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%	2027	\$73,500	2	\$400	
	Other Observation, Extent: N/A, Area A Location: Units Serve General Areas Explanation: Multiple Roof Units. R-	Only	00%			
Split Unit	5%	2032	\$79,600			
Window/Wall Unit No Component	20% 65%	2027	\$50,800	1		
Terminal Devices Fan Coil - 2 Pipe No Component	15% 85%	2027	\$107,300	1	\$3,300	
Heat Rejection Air Cooled Condenser Unit	15%	2027	\$10,200	2	\$7,200	
No Component Ventilation	85%					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$38,300	
Exhaust Fans Interior	10%	2032	\$29,700	2	\$200	
Roof	90%	2032	\$117,000	2	\$1,900	
Plumbing						
H/C Water Piping Brass/Copper	100%	2042	* *	1		
Sanitary Piping	100/0	2072		1		
Cast Iron	10% 0-2 \$1,700 Blockage /Clogged, Extent : Moderate, Location : Basement	LIFE Area Affec	* * ted : 10%	1		
	Corroded, Extent : Moderate, Area Affe Location : Main Stock Room And Plus		m			
			• •			

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 #: 1949

Mechanical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	\$13,400	4	\$2,200	
Sewage Ejector(s)						
Electric	100%	2027	\$35,100	4	\$2,700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: N/A,	Area Affected : 10	%			
	Location: 1st To 2nd Floor Con	nmunity Room				
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2042	* *	1-2	\$19,200	

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.

Page: 134

Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : FORT WASHINGTON ARMORY SHELTER

Address : 216 FORT WASHINGTON AVENUE

Borough : MANHATTAN Agency's Number : MM040
Program / Asset # : DHS0067.000 / 4439 Yr Built/Renovated : 1909 / 2004

Area Sq Ft : 236,975 Project Type : HOMELESS SERVICES

Date of Survey : 29-Mar-2022 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 2138 Lot : 79 BIN : 1063381

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$4,859,000	\$245,500
Interior Architecture	\$4,524,300	\$9,558,000
Electrical		\$5,218,800
Mechanical	\$407,100	\$15,209,300
Site Pavements	\$387,100	
Total	\$10,177,500	\$30,231,600
Importance Code A	\$4,859,000	\$412,900
Importance Code B	\$4,931,400	\$29,818,700
Importance Code C	\$387,100	
Total	\$10,177,500	\$30,231,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$112,200			
Interior Architecture	\$180,300		\$5,200	\$10,100
Electrical	\$81,500	\$38,600	\$46,300	\$39,800
Mechanical	\$110,400	\$60,000	\$90,500	\$56,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$488,400	\$102,600	\$145,900	\$110,300
Importance Code A	\$112,600		\$400	
Importance Code B	\$337,100	\$102,600	\$144,900	\$110,300
Importance Code C	\$38,700		\$600	
Total	\$488,400	\$102,600	\$145,900	\$110,300



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

Architecture	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority	
xterior						
Exterior Walls	50/ N \$7,000		k =	¢22.000		
Cast in Place Concrete	5% Now \$7,900 Cracking/Crumbling, Extent : Light, Are Location : Throughout	LIFE	* 5	\$33,800		
Masonry: Brick	78% Now \$847,500 Broken/Missing Elements, Extent : Ligh Location : South Facade		* 5	\$105,400		
	Diagonal Cracks, Extent: Moderate, An Location: West And South Facades					
	Other Observation, Extent: N/A, Area A Location: West Facade Explanation: Sidewalk Shed Installed					
Masonry: Limestone	7% Now \$36,400  Joint Mortar Miss/Erod, Extent: Light, Location: Throughout	LIFE *:	* 5	\$7,100		
	Staining/Discoloring, Extent : Light, Are Location : Multiple Locations Through	00				
Metal Panel	10% Now \$437,500 Corrosion/Rusting, Extent: Moderate, A Location: West Facade	2043 * : Area Affected : 35%	* 5	\$25,300		
	Deteriorated Finish, Extent : Moderate, Location : West Facade	Area Affected : 65%				
Windows						
Aluminum	10%	2049 * *	* 5	\$3,000		
Steel	75% Now \$1,892,300  Bent/Warped Elements, Extent: Severe, Location: South Facade And North F.		* 5	\$140,100	1	
	Location: South Facade And North F.	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : South Facade And North Facade				
	Corrosion/Rusting, Extent: Moderate, A Location: Throughout Loose/Miss Fasteners, Extent: Severe, A					
	Location: South Facade And North F					
Wood	5%	2049 *:	* 5	\$14,900		
Wood	10% Now \$117,200 Deteriorated Finish, Extent: Severe, Ar Location: South Facade	2058 * * rea Affected : 20%	* 5	\$14,900	1	
	Thermally Inefficient, Extent: Severe, A Location: South Facade	-				
	Split/Cracked, Extent : Severe, Area Affo Location : South Facade	ected : 20%				

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

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior				
Parapets				
Cast Stone/Terra Cotta	8% Now \$19,900 Crazing, Extent: Moderate, Area Affect Location: North Facade And Through		5 \$6,900	
Masonry: Brick	34% Now \$235,100 Cracking/Crumbling, Extent: Moderate Location: West Facade Spalling, Extent: Moderate, Area Affect Location: West Facade		5 \$3,800	
Masonry: Brick	53%	LIFE **	5-10 \$40,500	
Metal Panel	5% Now \$4,500 Deformed/Dented, Extent: Light, Area L Location: Throughout	2053 ** Affected : 10%	5 \$1,100	
Roof				
Built-Up (BUR)	26% Now \$362,600 Blisters, Extent: Moderate, Area Affector Location: West And East Ends Broken/Missing Elements, Extent: Seve Location: West Side. Air/Water Blisters, Extent: Light, Area Location: North Side, Tar Coating Is. Water Penetration, Extent: Moderate, A Location: Over Drill Floor Worn/Eroded, Extent: Moderate, Area Location: West And East Ends Other Observation, Extent: Light, Area Location: North Side Explanation: Pitch Pockets Leaking	re, Area Affected : 2% Affected : 5% Delaminating From The Ba Irea Affected : 15% Affected : 30%	ck Of Parapet Wall	
Modified Bitumen	74% Now \$966,600 Broken/Missing Elements, Extent: Ligh Location: East Side, Two Missing Roc Water Penetration, Extent: Moderate, A Location: Over Track	of Drain Strainers		

Interior

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

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

Asset #: 4439

System Component	0/ 0		Current Repair		Future Replacement		Maintenance	
Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	3%			2032	\$160,700	3	\$14,000	
Cast in Place Concrete	5%		*	LIFE	* *	5	\$67,800	
Ceramic Tile	5%	0-2	\$85,400	2036	**	5	\$7,800	
	Location	: Through	Extent : Light, Are out		ed : 10%			
Poured Epoxy/Resin		Now	\$84,800	2028	\$848,400			
			: Light, Area Affect	ted : 30%	6			
	Location	: Stairs At	Track Facility					
Sheet Vinyl/Rubber	22%			2033	\$4,359,700	5	\$102,300	
Terrazzo	2%			LIFE	* *	5	\$9,700	
Traffic Topping	20%			2033	\$2,890,700	5	\$77,500	
Vinyl Tile	26%	Now	\$2,175,500	2043	* *	3	\$30,200	
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>j</u>	ffected : 50%			
	Location	: First And	d Second Floors					
			: Moderate, Area A d Second Floors	Iffected :	100%			
Wood		Now ecay, Exten	\$216,800 at : Severe, Area Af	2036 Fected : 3	**	5	\$34,900	
	-	-	ıl Room, Perimeter					
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$4,900	
Cast Stone/Terra Cotta	5%			LIFE	* *	10	\$7,300	
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	: First Flo	or					
	Explana	tion : Walls	Of Mechanical Sp	ace				
Ceramic Tile	3%			2036	* *	5	\$1,200	
Gypsum Board	25%			LIFE	* *	5-10	\$16,500	
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	5%			
	Location: Throughout Shelter Space							
	Explana	tion : Porti	ons Removed Due	To Active	<i>Construction</i>			
Masonry: Brick	37%			LIFE	* *	10	\$4,300	
Plaster	20%	Now	\$3,700	LIFE	* *	5	\$2,300	
			, Extent : Light, Ar		ted : 100%		- J	
			Walls At Main Publ					
	5%			LIFE	* *	5	\$15,600	

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

Architecture		Current Repair		<b>Future Replacement</b>		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Ceilings AcousTileSusp.Lay-In	6%	Now	\$30,200	2038	* *	5	\$9,300	
Acous The Susp. Lay-III	Broken/M	issing Elem	ents, Extent : Mod d Second Floors		ea Affected : 20%	3	\$7,300	
		netration, E. 1 : First Flo	xtent : Moderate, A oor Lobby	lrea Affe	cted: 80%			
AcousTileSusp.Lay-In		stallation, E	Extent : N/A, Area A st Floor Corridor			5	\$12,400	
Exposed Struc: Concrete			\$113,500	LIFE	**	5	\$2,400	
Exposed Struc. Concrete	Loose/Del Location Paint Pee	lam Surface 1 : Boiler R ling, Extent	\$113,500 e, Extent : Moderat oom First Floor Of : Severe, Area Affa al Room And Boiler	e, Area A Shelter ected : 70	Iffected : 30%	J	\$2,400	
Exposed Struc: Steel	5%			LIFE	* *	10	\$31,000	
Gypsum Board	5%			LIFE	* *	5-10	\$53,300	
Masonry: Infill Arch	5%			LIFE	* *	10	\$7,800	
Plaster	20%			LIFE	* *	5-10	\$106,600	
Wood	20%			LIFE	* *	5	\$1,085,400	
Wood	30% Deteriora	Now	\$1,237,700 Extent : Moderate, out	LIFE	* * fected : 10%	5	\$814,100	
		Discoloring, 1: Through	Extent : Moderate out	e, Area A	ffected : 10%			
		netration, E. 1 : Through	xtent : Moderate, A out	lrea Affe	cted : 10%			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	1		2046	* *			
Parking/Driveway Cast in Place Concrete	_	Crumbling,	\$387,100 Extent : Moderate out Driveway	2038 c, Area A	** ffected : 25%			

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

Under 600 Volts

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

Electrical	Curren	t Repair	Futur	re Replacement	placement Maintenance			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							<u> </u>	
Service Equipment								
Fused Disc Sw	50%		2033	\$46,900	5	\$500		
r used Bise s w		Extent : N/A, Area A			J	Ψ200		
	Location : Electri		<i>yy</i>					
	Explanation: One	e 2,000 Ampere Main	Disconi	nect				
Fused Disc Sw	50%		2043	* *	5	\$500		
r used Bise s.v.		Extent : N/A, Area A		100%	J	Ψ200		
	Location : Electri		9,5					
	Explanation : One	e 2,000 Ampere Main	Disconi	nect				
Switchgear / Switchboard		T T						
Fused Disc Sw	50%		2043	* *	5	\$500		
Molded Case Bkrs	50%		2033	\$222,300	5	\$3,100		
Raceway	<del>-</del>			, –,- • •	-	,		
Conduit	70%		2033	\$312,200	1			
Conduit	30%		2053	* *	1			
Panelboards								
Fused Disc Sw	1%		2041	* *	5	\$100		
Molded Case Bkrs	60%		2049	* *	5	\$3,700		
Molded Case Bkrs	39%		2032	\$182,400	5	\$2,400		
Wiring								
Thermoplastic	60%		2033	\$398,400	1			
Thermoplastic	40%		2053	* *	1			
Motor Controllers								
Locally Mounted	100%		2031	\$607,700	5	\$1,600		
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$7,000		
Stand-by Power								
Transfer Switches								
Automatic	100%		2038	* *	1	\$72,900		
Generators	1000/		2025	a. •	_	<b>#</b> 04.000		
Diesel	100%	F	2036	**	1	\$91,800		
		Extent: N/A, Area A		100%				
		Floor Generator Roo						
D	Explanation: 250	Kilowatts Rated Ca	pacity					
Batteries	1000/		2026	¢2 400	_	<b>\$0.000</b>		
Lead/Acid	100%		2026	\$2,400	5	\$8,800		
Fuel Storage Day Tank	1%		2041	* *	5			
Day Tank		Extent : N/A Area A			3			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Third Floor Generator Room							
	Explanation: 10 (		***					
Main Tank	99%	Guilons	2049	* *	5			
Main Tank		Extent : N/A, Area A	2048		3			
	Location : Boiler		ујества :	100/0				
	Explanation: 550							
T. 1	Explanation: 330	Gallons						

#### Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type		Tail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting									
Interior Lighting									
Fluorescent	60%			2033	\$2,112,800	10	\$130,400		
	•		es, Extent : Light,	Area Aff	ected : 100%				
	Location:	Through	out The Building						
Fluorescent	15%			2028	\$528,200	10	\$32,600		
	T-12 Lamps	And Fixti	ıres, Extent : Light	, Area Aj	fected : 100%				
	Location : Throughout Track And Field, Museum Area Of Building								
Fluorescent	2%			2033	\$70,400	10	\$4,300		
		uorescent	Light, Extent : Lig				4 1,2 0 0		
					cond Floor Corrido	or Museu	m Area		
HID	6%			2028	\$164,500	10	\$500		
Incandescent	2%			2028	\$77,900	2	\$100		
LED	15%			2038	**	2	Ψ100		
Egress Lighting	1270			2030					
Emergency, Service	10%			2033	\$14,200	1			
Emergency, Battery	40%			2033	\$154,500	10	\$22,700		
Exit, Service	20%			2028	\$19,800	1	, , , , , ,		
Exit, Battery	30%			2033	\$97,800	10	\$4,800		
Exterior Lighting							. ,		
HID	10%			2028	\$108,000	10	\$100		
LED	20%			2038	* *				
No Component	70%								
Alarm									
Security System									
Generic	100%			2038	* *	1	\$88,500		
	Other Obser	rvation, E	xtent : N/A, Area A	ffected :	100%				
	Location : Throughout The Building								
	Explanatio	on : CCTV	<sup>7</sup> Surveillance Syst	em					
Fire/Smoke Detection									
Generic, Digital	100%			2038	* *	1-3	\$146,000		

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

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

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

Asset #: 4439

echanical	Current	Repair	Futu	re Replacement	M	aintenance		
vstem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
eating								
Conversion Equipment								
Radiant Heater	2%	T	2028	\$120,500	2	\$2,200		
	Other Observation,			100%				
	Explanation : Elec	Chiller Mechanical I	Koom					
II. 1 C	98%	iric Onii Healer						
Under Construction	98% Other Observation,	Extent : N/A Area A	Iffactad :	00%				
	Location : Boiler I		ујестеи .	070				
		m Boiler System. Fa	icility Us	sing Boiler No 1 To	Generat	e Steam Heat And		
		er Temporarily Whit						
Distribution								
Steam Piping/Pump	25%		2063	* *				
	Recent Installation,							
		ess Service Space - 1			S			
Steam Piping/Pump	75%		2033	\$1,390,000				
Terminal Devices	000/ 37	<b>4.7</b> 400	• • • •	0071 100		<b>**</b> • • • • • • • • • • • • • • • • • •		
Air Handler	20% Now	\$17,400	2028	\$871,100	1	\$26,400		
	Broken, Extent : Mo	aerate, Area Affecte ess Service Space - H		Poom Defeative	Coil			
	On Extended Life, E	•		v	Con			
	-	xiem : Ligni, Area A ess Service Space - F						
Convector/Radiator	58%	ss service space 1	2031	\$1,097,700	1	\$44,400		
Convector/Radiator		rtent : Liaht Area 4			1	\$44,400		
	-	On Extended Life, Extent : Light, Area Affected : 100% Location : Homeless Service Space - Various Locations						
Convector/Radiator	20%		2053	* *	1	\$15,300		
Convector/Radiator	Recent Installation,	Extent · N/A Area A		100%	1	\$15,500		
		ess Service Space - 1			S			
Unit Heater - Steam	2%		2028	\$26,300	4	\$700		
Ome Heater Steam	Other Observation,	Extent : N/A. Area A			•	Ψ700		
	Location : Entranc		55					
	Explanation : Loca	ation Observed						
Controls								
Digital	30%		2031	\$1,994,200				
	Other Observation,		Iffected :	100%				
	Location : Armory Track Space							
		led Water System Bi						
Electrical	70%	F	2028	\$900,700				
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Basement - Boiler Room Explanation : Boilers Heat Timer Controls							
r Conditioning	Explanation : Boll	ers Heat Timer Con	irois					

Air Conditioning

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			e Replacement	M	aintenance				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
ir Conditioning										
Energy Source										
Electricity	80%		2041	* *	1					
Natural Gas	20%		2053	* *	1					
	Other Observation, I	Extent : N/A, Area A	ffected :	100%						
	Location: Roof									
	Explanation : Abso	erption Chiller Servi	ce							
Conversion Equipment	250/		2020	Ø1 500 500	1	DC4 100				
Absorption	25%		2028	\$1,590,500	1	\$64,100				
Chiller/Direct Fire	Othor Observation	Entont N/A Anna A	ffeeted.	1000/						
		Other Observation, Extent : N/A, Area Affected : 100% Location : Roof - Chiller Mechanical Room								
			(OOM							
II (D. A' C. 1	Explanation: 1 Un	ii, 200 Ions	2021	Ф1 020 200		Φ4.400				
Heat Pump Air Sourced	30%	5-44 N/A A A	2031	\$1,039,300	2	\$4,400				
	Other Observation, I Location : Roof									
	Explanation : Varia Units In Homeless		w (VRF)	Outdoor Units, Q	uantity. (	S. Serves Sleeping				
Interior Pkg Unit - Cooling	10%		2027	\$366,000	2	\$1,500				
C	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Armory Track Space - Mechanical Room									
	Other Observation, I									
	Location : Homele	· ·	-		ical Rooi	ms				
	Explanation : Loca			•						
Exterior Pkg Unit - Cooling	25%		2033	\$634,400	2	\$3,600				
Cooming	Other Observation, I Location: Roof	Extent : N/A, Area A	ffected :	100%						
	Explanation: 2 Un	its, 100 Tons Each	Serving 2	Armory Track Spac	e					
Split Unit	5%		2028	\$274,800						
	Other Observation, I	Extent : N/A, Area A	ffected :	100%						
	Location: Roof									
	Explanation : Small	ll Capacity Split Sys	tems, Inc	door Units No Acc	ess					
Window/Wall Unit	5%		2028	\$43,800	1					
Distribution										
CW & CHW Wtr	15%		2043	* *	4	\$1,800				
Pipe/Pump										
Ductwork/Diffusers	50%		LIFE	* *	2	\$192,700				
No Component	35%									

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 Total	Fail Date (Years)	<b>Estimated Cost</b>		<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Air Conditioning	•			•							
Terminal Devices											
Air Handler/Dir Expansion	5%	1		2028	\$221,900	1					
	On Extended Life, Extent : Light, Area Affected : 100%										
	Location: Armory Track Space - Mechanical Space										
	Other Observation, Extent: N/A, Area Affected: 100%										
	Location : Armory Track Space - Mechanical Space Explanation : 1 Unit, 7 Tons Approximately										
A ' . II 11 /C 1/II.			i, / Ions Approxim	•	¢1 247 200	1	¢44.000				
Air Handler/Cool/Ht	30%		xtent : N/A, Area A	2033	\$1,347,300	1	\$44,000				
			xieni . N/A, Areu A	ујестеа .	100/0						
	Location: Roof Explanation: 2 Units Serving Armory Track Space, Chilled Water Coils, No Heat.										
Fan Cail 2 Dina	30%		is serving Armory	2033	\$2,118,200	1	\$23,000				
Fan Coil - 2 Pipe			rtent · N/A Area A			1	\$23,000				
	Other Observation, Extent : N/A, Area Affected : 100% Location : Homeless Service Space Sleeping Units										
	Location : Homeiess Service Space Steeping Units  Explanation : Variable Refrigerant Flow (VRF) Indoor Units										
No Component	35%			()							
Heat Rejection	3370	'									
Air Cooled Condenser Unit	5%	1		2028	\$33,500	2	\$8,300				
	Other Observation, Extent : N/A, Area Affected : 100% Location : Roof										
	Locatio	n : Roof									
	Explana	tion : 1 Uni	t, 7 Tons Approxim ck Space Mechanic		ndensing Unit, Co	nnected '	To Air Handling				
Water Cooling Tower	Explana	ution : 1 Uni Armory Trac			ndensing Unit, Co \$292,300	nnected 2	To Air Handling \$59,600				
Water Cooling Tower No Component	Explana Unit In	ation : 1 Uni Armory Trac		cal Ārea							
No Component Ventilation	Explana Unit In	ation : 1 Uni Armory Trac		cal Ārea							
No Component Ventilation Distribution	Explana Unit In 25% 70%	ation : 1 Uni Armory Trac		2031	\$292,300	2	\$59,600				
No Component Ventilation Distribution Ductwork/Diffusers	Explana Unit In 25% 70%	ation : 1 Uni Armory Trac		cal Ārea							
No Component Ventilation Distribution Ductwork/Diffusers No Component	Explana Unit In 25% 70%	ation : 1 Uni Armory Trac		2031	\$292,300	2	\$59,600				
No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans	Explane Unit In	ation : 1 Uni		2031 LIFE	\$292,300	2-5	\$59,600 \$146,500				
No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior	Explane Unit In	ation : 1 Uni		2031 LIFE 2033	\$292,300 ** \$513,200	2-5	\$59,600 \$146,500 \$3,600				
No Component  Ventilation Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof	Explana Unit In 25% 70% 70% 50% 13%	ation : 1 Uni		2031 LIFE 2033 2033	\$292,300 **  \$513,200 \$58,400	2 2-5 2 2	\$59,600 \$146,500 \$3,600 \$900				
No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior	Explana Unit In 25% 70% 70% 50% 13% 2%	ation : 1 Uni	ck Space Mechanio	2031 LIFE 2033 2033 2033 2033	\$292,300 **  \$513,200 \$58,400 \$2,000	2-5	\$59,600 \$146,500 \$3,600				
No Component  Ventilation Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof	Explane Unit In 25% 70% 70% 30% 50% 13% 2% Other Ob	ation : 1 Uni Armory Trace	ck Space Mechanic	2031 LIFE 2033 2033 2033 2033 2066 2067	\$292,300 **  \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$146,500 \$3,600 \$900				
No Component  Ventilation Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof	Explane Unit In	servation, Ent. Roof - Co	ck Space Mechanio extent : N/A, Area A hiller Mechanical	2031 LIFE 2033 2033 2033 2033 2066 2067	\$292,300 **  \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$146,500 \$3,600 \$900				
No Component  Ventilation Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof Wall Unit	Explane Unit In 25% 70% 70% 30% 50% 13% 2% Other Ob Locatio Explane	ation: 1 Uni Armory Traces Servation, E Servation : Roof - Co	ck Space Mechanic	2031 LIFE 2033 2033 2033 2033 2066 2067	\$292,300 **  \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$146,500 \$3,600 \$900				
No Component  Ventilation Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof Wall Unit  No Component	Explane Unit In	ation: 1 Uni Armory Traces Servation, E Servation : Roof - Co	ck Space Mechanio extent : N/A, Area A hiller Mechanical	2031 LIFE 2033 2033 2033 2033 2066 2067	\$292,300 **  \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$146,500 \$3,600 \$900				
No Component  Ventilation Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof Wall Unit  No Component  Plumbing	Explane Unit In 25% 70% 70% 30% 50% 13% 2% Other Ob Locatio Explane	ation: 1 Uni Armory Traces Servation, E Servation : Roof - Co	ck Space Mechanio extent : N/A, Area A hiller Mechanical	2031 LIFE 2033 2033 2033 2033 2066 2067	\$292,300 **  \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$146,500 \$3,600 \$900				
No Component  Ventilation Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof Wall Unit  No Component  Plumbing H/C Water Piping	Explana  Unit In	ation: 1 Uni Armory Traces Servation, E in: Roof - Cution: Locat	ck Space Mechanio extent : N/A, Area A hiller Mechanical	2031  LIFE  2033 2033 2033 2033 Affected: Room	\$292,300 **  \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$146,500 \$3,600 \$900				
No Component  Ventilation Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof Wall Unit  No Component  Plumbing H/C Water Piping Brass/Copper	Explane Unit In 25% 70% 70% 30% 50% 13% 2% Other Ob Locatio Explane	ation: 1 Uni Armory Traces Servation, E in: Roof - Cution: Locat	ck Space Mechanio extent : N/A, Area A hiller Mechanical	2031 LIFE 2033 2033 2033 2033 2066 2067	\$292,300 **  \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$146,500 \$3,600 \$900				
No Component  Ventilation Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof Wall Unit  No Component  Plumbing H/C Water Piping Brass/Copper Sanitary Piping	Explana Unit In 25% 70% 70% 30% 50% 13% 2% Other Ob Locatio Explana 35% 100%	ation: 1 Uni Armory Traces Servation, E in: Roof - Cation: Locat	ck Space Mechanio extent : N/A, Area A hiller Mechanical	2031  LIFE  2033 2033 2033 2033 Affected: Room	\$292,300 **  \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$146,500 \$3,600 \$900				
No Component  Ventilation Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof Wall Unit  No Component  Plumbing H/C Water Piping Brass/Copper	Explana  Unit In	ation: 1 Uni Armory Traces Servation, E in: Roof - Cation: Locat	ck Space Mechanio extent : N/A, Area A hiller Mechanical	2031  LIFE  2033 2033 2033 2033 Affected: Room	\$292,300 **  \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$146,500 \$3,600 \$900				

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 System Component Type	Current Repair	Future R	Future Replacement		Maintenance						
	% of Fail Date Estimated Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority					
Plumbing											
Sump Pump(s)											
Submersible	20%	2028	\$1,400	4	\$1,500						
	Recent Installation, Extent: N/A, Area Affected: 100%										
	Location: Basement - New Class	srooms Mechanica	ıl Room								
No Component	80%										
Sewage Ejector(s)											
Electric	100%	2028	\$121,200	4	\$14,100						
	On Extended Life, Extent: Light,	Area Affected : 100	0%								
	Location : Basement - Pump Ro	oms, Two Duplex S	Sets								
Backflow Preventer											
Generic	100%	2028	\$103,400	1	\$14,500						
Fixtures											
Generic	100%										
Vertical Transport											
Elevators											
Hydraulic	100%	LIFE	* *								
·	Other Observation, Extent : Light, Area Affected : 100%										
	Location: 1st To 4th Floor										
	Explanation: 1 Unit										
Fire Suppression	•										
Standpipe											
Generic	100%	2043	* *	1-5	\$119,500						
Sprinkler					. , , , , , , , , , , , , , , , , , , ,						
Generic	100%	2043	* *	1-2	\$66,400						
Fire Pump					. , , , , , , , , , , , , , , , , , , ,						
Generic	100%	2036	* *	1	\$44,300						

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : FRANKLIN WOMENS SHELTER
Address : 1122 FRANKLIN AVENUE @ E. 166 ST.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 141,400 Project Type : HOMELESS SERVICES

Date of Survey : 24-Mar-2021 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 2613 Lot : 1 BIN : 2004260

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$6,086,900	\$294,800
Interior Architecture	\$1,160,400	\$205,400
Electrical	\$628,400	\$1,276,200
Mechanical	\$865,800	\$571,400
Total	\$8,741,500	\$2,347,700
Importance Code A	\$6,086,900	\$346,300
Importance Code B	\$2,518,400	\$2,001,400
Importance Code C	\$136,200	
Total	\$8,741,500	\$2,347,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$20,200	\$2,700		
Interior Architecture	\$65,300	\$26,700	\$7,400	\$12,000
Electrical	\$24,400	\$19,800	\$15,100	\$14,700
Mechanical	\$74,700	\$36,600	\$42,400	\$40,500
Site Pavements	\$71,800			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$261,300	\$90,700	\$69,800	\$72,200
Importance Code A	\$34,300	\$16,600	\$14,100	\$14,300
Importance Code B	\$169,800	\$74,000	\$51,600	\$57,900
Importance Code C	\$57,200		\$4,200	
Total	\$261,300	\$90,700	\$69,800	\$72,200



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

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior	•						•	
Exterior Walls								
Masonry: Brick	30% Now Efflorescence, Extend Location: South Fo	acade		**	5	\$84,000		
	Graffiti, Extent : Mod Location : Franklin	**	ed : 5%					
	Spalling, Extent : Ser Location : Through		: 20%					
	Water Penetration, E Location: Front Fo				sement			
Masonry: Brownstone	20% Now Cracking/Crumbling Location: Various Efflorescence, Extend Location: Above M	Locations, Base Of t : Moderate, Area A	Building	7	5	\$42,000	1	
	Water Penetration, E Location : Above M	xtent : Severe, Area	00					
Masonry: Brownstone	39%		LIFE	* *	5	\$81,900		
Slate Panels	11% 0-2 Cracking/Crumbling Location: Window		LIFE , Area Aj	* * fected : 25%	5	\$23,100		
Windows								
Aluminum	70%		2048	* *	5	\$11,900		
Aluminum	10% Now Broken/Missing Elen Location: Screens		2040 erate, Ar	* * ea Affected : 20%	5	\$900		
	Other Observation, I Location: Tower F Explanation: Bird	Extent : Severe, Ared loors	a Affecte	d : 20%				
Bronze/Brass	5%		2040	* *	5	\$5,300		
Metal Clad	15% 2-4	\$2,700	2040	* *	5	\$8,000		
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 15%  Location: Above Drill Floor							
	Other Observation, I Location : Above D	rill Floor	Affected	: 100%				
	Explanation : Copp	oer Windows						
Parapets								
Masonry: Brick	90%		LIFE	* *	5	\$35,300		
Masonry: Brownstone	10%		LIFE	* *	5	\$9,500		

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

Architecture	rchitecture Current Repair Future			e Replacement	Maintenance				
System Component Type		l Date l ears)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Roof	2-0/				de de	4.0	<b>*</b> * * * * * * * * * * * * * * * * * *		
Modified Bitumen	35%	_		2037	**	10	\$60,800		
			tent : Light, Area	Affected	: 100%				
	Location : Fo	ourth Flo	or Roof						
	Explanation	: No Acc	ess, No Leaks Be	low					
Single Ply Membrane	50% (	)-2	\$190,800	2037	* *				
	Adhesion Fail	ure, Exte	nt : Moderate, Ar	ea Affec	ted : 25%				
	Location : Drill Roof, Walking Pads Scattered Throughout								
	Drains Clogge	d, Exten	t : Light, Area Afj	ected : 2	0%				
	Location : D								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location: Drill Roof Throughout								
	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 2%								
	Location: Drill Roof, West Side								
	Vegetation Growth, Extent: Moderate, Area Affected: 10%								
	Location : East Drill Roof								
Shuliaht Matal/Class	15%			2052	* *	10	\$96,000		
Skylight, Metal/Glass	1370			2032		10	\$86,900		
Soffits	200/			LIDE	* *	-			
Masonry: Brick	20%			LIFE		5			
Masonry: Brownstone	80%	-		LIFE	**	5			
			Moderate, Area A	Iffected .	50%				
	Location : M	ain Entr	y, South Entry						

Interior

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

Architecture		Current l	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors	4.40					_	<b>***</b>	
Cast in Place Concrete	44%		#10 <b>2 2</b> 00	LIFE	* *	5	\$205,400	
Ceramic Tile	2%		\$103,200	2047		5	\$2,100	
	U	Cracking/Crumbling, Extent: Severe, Area Affected: 10% Location: Lobby, Showers						
Ceramic Tile	3%	)		2041	* *	5	\$6,400	
Panel/Paver: Cer/Brk	5%			2040	* *	5	\$24,000	
Quarry Tile	5%	)		2037	* *	5	\$16,000	
Steel Plate	1%	Now	\$6,300	LIFE	* *	1	,	
		_	nents, Extent : Seven oom, Bottom Stair	re, Area .	Affected : 2%			
Vinyl Tile		Now	\$284,300	2042	* *	3	\$12,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
			nt Hallways And Sto	_				
	_	/Crumbling, n : Through	Extent : Severe, Ai out	rea Affec	ted : 20%			
	Uneven S	ubstrate, Ex	tent : Severe, Area	Affected	: 5%			
	Locatio	n : Room 40	)2					
	Worn/Ero	ded, Extent	: Severe, Area Affe	cted: 25	7%			
	Locatio	n : Through	out					
Vinyl Tile	15%	)		2037	* *	3	\$12,000	
Wood	10%	Now	\$409,200	2072	* *	5	\$20,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
	Location : 5th Floor, Drill Floor Balcony, Boiler Room							
	Dry Rot/Decay, Extent : Severe, Area Affected : 20%							
	Location : 5th Floor, Drill Floor Balcony, Boiler Room							
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	cted : 50%			
	Locatio	n : Gas Met	er Room					
	Explana	ation : Debr	is Throughout					

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

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

Asset #: 1940

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *			
Ceramic Tile	5%			2041	* *	5	\$8,300	
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,300	
Gypsum Board	30%			LIFE	* *	5	\$30,000	
Masonry: Brick	20%	Now	\$136,200	LIFE	* *			
Plaster	Location Horizonta Location Joint Mor Location Misaligne Location Vertical C Location	n: Drill Flo l Cracks, E. n: Drill Flo tar Miss/Er n: Drill Flo d/Bulging, n: Drill Flo tracks, Exte.	tent: Moderate, Ar for Balcony East Fo extent: Moderate, A for Balcony East Fo for Balcony East Fo Extent: Moderate, for Balcony East Fo for Balcony East Fo for Balcony East Fo \$30,400	acade, M Irea Affe acade, M ate, Area acade Area Aff acade a Affected	Il Shift Office cted : 3% Il Shift Office Il Affected : 2% Gected : 2%	5	\$17.500	
Plaster	Cracking/ Location Diagonal Location Paint Pee	Crumbling, 1 : 5th Floo Cracks, Ext 1 : 5th Floo	Extent : Severe, Ar r Storage tent : Severe, Area : r Storage : Severe, Area Affe	rea Affec Affected	ted : 10%	3	\$17,500	

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

Architecture	Current	e Replacement	nt Maintenance				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Ceilings	100/		2015	di di	_	001.000	
AcousTileSusp.Lay-In	10%	4000	2045	* *	5	\$21,300	
AcousTileSusp.Lay-In	1% 0-2	\$800	2045		5	\$1,100	
	Broken/Missing Elen Location: Main Le		eraie, Ar	ea Affectea : 10%			
	Staining/Discoloring		Area A	ffected · 2%			
	Location: 2nd Flo		, 111 ca 11,	geetea : 270			
Exposed Struc: Concrete		\$171,300	LIFE	* *	5	\$3,300	
Emposed Struct Concret	Corrosion/Rusting, E			d : 20%	J	ψ2,200	
	Location : Area In						
	Cracking/Crumbling	, Extent : Severe, A	rea Affec	ted : 20%			
	Location : Area In	And Next To Gener	ator Roo	m			
	Paint Peeling, Exten		ected : 59	%			
	Location : Baseme	-					
	Water Penetration, E						
	Location : Main Le	rvel Storage Next 16		**			
Exposed Struc: Steel	40%	¢57 200	LIFE	* *			
Exposed Struc: Wood	18% Now Broken/Missing Elen	\$56,200	LIFE				
	Location : Drill Ro		eruie, Ar	ей Ајјестей . 570			
Masonry: Vault Struct	5%		LIFE	* *			
Plaster	4% Now	\$27,800	LIFE	* *	5	\$5,300	
1 10001	Cracking/Crumbling			ted : 20%		\$2,200	
	Location : 5th Floo	r					
	Paint Peeling, Exten	t : Severe, Area Affo	ected : 10	00%			
	Location : 5th Floo						
	Water Penetration, E		lrea Affe	cted : 10%			
_,	Location: 5th Floo	r				****	
Plaster	12%		LIFE	* *	5	\$16,000	
te Enclosure Fence/Gates							
Iron Picket	100%		2067	* *			
te Pavements	10070		2007				
Public Sidewalk							
Cast in Place Concrete	100% Now	\$45,000	2037	* *			
	Cracking/Crumbling		rea Affec	ted : 30%			
	Location : Through	out					
On-Site Walkways	1000/ 31	Φ <b>2</b> ( 000	LIDE	* *			
Masonry: Granite	100% Now Joint Mortar Miss/E	\$26,800	LIFE				
	Location : Exterior		, ліки Аў	јестен . 40/0			
	Loose/Delam Surfac		lrea Affe	cted : 20%			
	Location : Browns		11/1/0				
	Other Observation, I		Iffected :	100%			
	Location : Exterior						
	Explanation : Actu	ally Brownstone					

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

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts							
Service Equipment Fused Disc Sw	95%		2032	\$48,900	5	\$600	
	Other Observation, Ex	-	Affected	: 100%			
	Location : Electrical						
	Explanation: One 2	000 Ampere And			sconnect	Switches	
Fused Disc Sw	5%		2032	\$2,600	5		
	Other Observation, Ex		Affected	: 100%			
	Location : Electrica						
<del></del>	Explanation: One 4	00 Ampere Main 1	Disconne	ct Switch For Fire	Pump		
Switchgear / Switchboard	<b>5</b> 00/			4404 -00	_	4.00	
Fused Disc Sw	50%		2032	\$104,500	5	\$300	
Molded Case Bkrs	50%		2032	\$104,500	5	\$1,900	
Raceway	1000/		2022	#100 <b>7</b> 00	1		
Conduit	100%		2032	\$190,700	1		
Panelboards	<b>50</b> /		2021	¢10.700	-	<b>#200</b>	
Fused Disc Sw	5%		2031	\$10,700	5	\$200	
Molded Case Bkrs	95%		2031	\$203,200	5	\$3,500	
Wiring Braided Cloth	50% 2-4	¢145 200	2057	* *	1		
Braided Cloth	Insulation Aged, Exter	\$145,300 at: Moderate Are			1		
	Location : Througho		и Ајјесте	u . 100/0			
Thormonlogtic	50%	iii The Building	2032	\$145,300	1		
Thermoplastic	30%		2032	\$143,300	1		
Motor Controllers	100%		2030	\$476.400	5	\$1,000	
Locally Mounted  Ground	10070		2030	\$476,400	3	\$1,000	
Grounding Devices							
Generic Generic	100% 2-4	\$11,100	LIFE	* *	5	\$2,100	
Generie	Other Observation, Ex			. 100%	3	Ψ2,100	
	Location : Water Ma	_	,,,				
	Explanation : Corro	ded					
tand-by Power							
Transfer Switches							
Automatic	100%		2037	* *	1	\$43,500	
Generators							
Diesel	100%		2035	* *	1	\$54,800	
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : Generato	r Room Basement					
	Explanation: One 1	00 Kilowatts					
Batteries							
Lead/Acid	100%		2025	\$2,600	5	\$5,200	

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

Electrical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage	-00/	• • • •	di di	_		
Day Tank	50% Other Observation, Extent : Light, A Location : Generator Room	2040 Area Affected : 100%	* *	5		
	Explanation: One 180 Gallons					
Main Tank	50% Other Observation, Extent: Light, Location: Underground Explanation: One 15,000 Gallon.		* *	5		
Lighting	Explanation . One 13,000 Gatton.	3 Tunn				
Interior Lighting Fluorescent	30% T-8 Lamps And Fixtures, Extent : L.	2037 ight, Area Affected :	* * 100%	10	\$39,200	
	Location: Basement, Staircases,	Some Bathroom, Fir	st And Seco	nd Floor		
Fluorescent	10% T-12 Lamps And Fixtures, Extent: Location: Mechanical Room	2027 Light, Area Affected	\$232,500 : 100%	10	\$13,100	
LED	60%	2040	* *			
Egress Lighting						
Emergency, Service	30%	2037	* *	1		
Emergency, Service	20%	2040	* *	1		
Exit, LED	15%	2067	* *	1		
Exit, Service	35%	2032	\$23,100	1		
Exterior Lighting HID No Component	20% 80%	2027	\$141,400	10	\$100	
Alarm						
Security System						
No Component	80%					
Generic	10% Other Observation, Extent: Light, Location: First Floor Explanation: CCTV Surveillance		\$28,500	1	\$5,300	
Generic	10%	2027	\$28,500	1	\$5,300	
Generic	Other Observation, Extent : Light, Location : Hallways And Exit Doc Explanation : Intrusion Alarm An	Area Affected : 100% ors		1	φ3,300	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2037	* *	1-3	\$26,100	
	Other Observation, Extent: Light, Location: Throughout The Buildi	ing		a Marri	l Dull Don 4:- J	
	Explanation : Strobe Lights, Aları Fire Alarm Panel	n deus, norns, smo	ke Delectors	s, manua	ı ғин box Ana	

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

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	I.							
Energy Source								
Electricity	1%			2042	* *	1		
Interruptible Gas/Dual Fuel	99%			2042	* *	1		
Conversion Equipment								_
Radiant Heater	1%			2032	\$39,800	2	\$700	
			Extent : Light, Area		: 100%			
		-	d Generator Rooms					
G. D. 11		tion : 5 Un	IIS	2027	* *	1	Ф120 000	
Steam Boiler	99%		Entant Light Anga	2037		1	\$139,800	
			Extent : Light, Area nt Boiler Room	Ајјестеа	: 100%			
			и Bouer Room its. Boilers 1 And 2	Hava Di	ugged Tubes 2 Ple	uggad Tu	has Each	
Distribution	Ехриини	tion . 2 On	us. Dollers 1 And 2	Have I i	uggea Tuves. 2 T ti	iggeu 1u	bes Euch.	
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$7,900	
Ductwork/Diffusers	5%		\$225,400	LIFE	* *	2-5	\$4,000	
Buetwork Birrasers			Extent : Light, Area		d : 100%	2 3	ψ 1,000	
			out 1st Floor Drill					
Steam Piping/Pump		Now	\$50,800	2042	* *			
Steam I iping I amp			: Moderate, Area A		5%			
			ıt. Steam Return Pi					
Steam Piping/Pump	2%	Now	\$500	2062	* *			
Steam I iping I amp			Extent : Light, Area		d : 50%			
		_	r Drill Room By Hy					
			: Moderate, Area A		50%			
	Location	ı : Basemer	ıt Boiler Room					
Terminal Devices								
Air Handler	15%			2032	\$431,300	1	\$13,200	
Convector/Radiator	70%			2037	* *	1	\$32,200	
Unit Heater - Steam	7%			2032	\$60,800	4	\$1,400	
Unit Heater - Steam		Now	\$41,700	2042	* *	4	\$1,000	
			ent : Severe, Area A	ffected :	100%			
			om Mezzanine					
			Extent : Severe, Area	a Affected	d:100%			
			om Mezzanine					
A: C 1::: :	Explana	tion : 10 U	nits Are Not Workin	ig				
Air Conditioning								
Energy Source Electricity	100%			2040	* *	1		
Conversion Equipment	100/0			2070		1		
Window/Wall Unit	10%			2027	\$57,900	1		
No Component	90%			,	\$57,500	•		
Ventilation	2070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,500	
	-		<del></del>					

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

Mechanical	Current Repair	Current Repair Future Replacement							
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit			
entilation									
Exhaust Fans									
Interior	50%	2027	\$338,800	2	\$2,200				
Roof	50%	2037	* *	2	\$2,200				
lumbing									
H/C Water Piping	750/	20.42	* *						
Brass/Copper	75%	2042	* *	1					
Galvanized Steel	25%	2037	* *	1					
Water Heater With Tanks	500/	2020	¢12.700	4					
Electric	50% Other Observation Futert Light A	2030	\$12,700	4					
	Other Observation, Extent : Light, A Location : Basement	<i>rea Ајјес</i> ња	. 30%						
	Explanation: 3 Units Capacity 80	Gallons							
Elastoia	50%	2027	¢12.700	4					
Electric	50% Other Observation, Extent : Light, A		\$12,700	4					
		<i>rea Ајјес</i> ња	. 30%						
	Location: Basement Explanation: 3 Units Capacity 350 Gallons								
Sanitary Piping	Explanation: 3 Onlis Capacity 330	Gailons							
Cast Iron	100% Now \$192,50	0 LIFE	* *	1					
Cast Hon	Leak Evident, Extent: Light, Area A		<u> </u>	1					
	Location: Basement	yeerea . 1076	,						
Storm Drain Piping	Document : Busement								
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)	10070								
Submersible	100%	2025	\$4,700	4	\$4,500				
	Other Observation, Extent : Light, A				, ,				
	Location : Basement Sprinkler Roc	om							
	Explanation: 1 Unit								
Sewage Ejector(s)									
Electric	100%	2032	\$79,400	4	\$8,400				
	Other Observation, Extent : Light, A	rea Affected	: 100%						
	Location : Basement Storage Room	n 1							
	Explanation: 2 Pumps								
Backflow Preventer									
No Component	50%								
Generic	50%	2037	**	1	\$4,400				
	Other Observation, Extent : Light, A	rea Affected	: 100%						
	Location: Basement								
71	Explanation : Serves Fire Suppress	sion Only							
Fixtures	1000/								
Generic	100%								
Vertical Transport									
Elevators Geared Traction	100%	LIFE	* *						
Geared Traction	100% Other Observation, Extent : Light, A								
	Location: 1st To 3rd Floor	геи Ајјестей	. 100/0						
	Explanation: 1 Unit, Not In Service								

#### 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.

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

# DEPT. OF HOMELESS SERVICES - 071 FRANKLIN WOMENS SHELTER

Asset #: 1940

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Standpipe						
Generic	100%	2058	* *	1-5	\$71,900	
Sprinkler						
Generic	100%	2058	* *	1-2	\$39,900	
Fire Pump		•		•	•	
Generic	100%	2045	* *	1	\$26,600	

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

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

Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : FREEMAN HOUSES / SENECA ANNEX

Address : 999 FREEMAN STREET @ LONGFELLOW AVE.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 28,452 Project Type : HOMELESS SERVICES

Date of Survey : 07-Jul-2022 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5

Block : 3007 Lot : 1 BIN : 2010906

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$274,700	
Interior Architecture	\$55,900	
Electrical		\$73,300
Mechanical		\$484,800
Total	\$330,600	\$558,100
Importance Code A	\$274,700	\$295,300
Importance Code B	\$55,900	\$262,900
Total	\$330,600	\$558,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$137,100			
Interior Architecture	\$82,000		\$38,600	\$3,200
Electrical	\$4,400	\$2,700	\$3,600	\$2,700
Mechanical	\$11,900	\$3,200	\$5,400	\$2,500
Total	\$235,400	\$5,900	\$47,500	\$8,400
Importance Code A	\$138,500	\$1,400	\$1,400	\$1,400
Importance Code B	\$32,000	\$4,500	\$37,500	\$7,000
Importance Code C	\$64,900		\$8,600	
Total	\$235,400	\$5,900	\$47,500	\$8,400



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 FREEMAN HOUSES / SENECA ANNEX

Asset #: 3015

chitecture		Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior								•
Exterior Walls								
Cast Iron	3%			LIFE	* *	10	\$14,900	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$35,600	
Masonry: Brick	47%		\$34,400	LIFE	**	5	\$21,400	
	_	Crumbling, 1 : Through	, Extent : Moderate out	e, Area A <u>j</u>	fected : 10%			
	_	Discoloring 1: Through	, Extent : Light, Ar out	ea Affecto	ed : 10%			
Masonry: Limestone	5%	Now	\$8,800	LIFE	* *	5	\$1,700	
·			od, Extent : Modei Sills And Trims	rate, Area	ı Affected : 20%		·	
Metal/Glass Curt Wall		Now	\$37,500	LIFE	* *	5	\$4,300	
Wetal/Glass Curt Wall	Water Pen		xtent : Moderate, A		cted : 5%	3	\$ <del>4</del> ,300	
Stucco Cement		Now	\$88,200	2038	* *	5	\$19,900	
Stucco Cement			988,200 nents, Extent : Mod		ea Affected · 5%	3	\$19,900	
		ı : Through		er are, 111	ca Hyperica : 570			
	Cracking/	_	Extent : Moderate	e, Area A <u>j</u>	fected : 10%			
	Staining/L	Discoloring	, Extent : Light, Ar		ed : 20%			
	Location	i : Inrough	out, Below Windov	v Siiis				
Windows Aluminum	000/	Now	\$117,800	2049	* *	5	\$6,300	
Alullillulli			#117,800 nt : Moderate, Area			3	\$0,300	
	-	iiion, Exter 1 : Through		i 11jjecieu	. 10/0			
		_	ct, Extent : Moderd	ate Area	Affected · 25%			
		ne Noi 1 an 1 : Through		11c, 111cu	Пусстей . 2570			
Metal Clad	10%		\$68,800	2058	* *	5	\$4,400	
Metal Clau			\$00,000 Extent : Moderate,			3	\$4,400	
	Location		Esticiti : 1110aci atc,	111 ca 11jj	. 5070			
			, Extent : Moderate	e. Area A	ffected : 50%			
	Location		,	., ,	<i>y</i>			
	Worn/Ero	ded. Extent	: Moderate, Area	Affected :	50%			
	Location			55				
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$7,000	
Masonry: Brick	30%		\$9,100	LIFE	* *	5	\$1,500	
•	_	Crumbling, 1 : North Po	, Extent : Moderate arapet	e, Area A <u>j</u>	fected : 15%			
Metal Cornice	15%		•	2048	* *	10	\$2,400	
Stucco Cement	50%		\$7,400	2046	* *	5	\$3,200	
Sissis Someni	Cracking/		Extent : Moderate		fected : 15%	J	\$3,200	
-		1						
Roof								
Roof Modified Bitumen	97%			2038	* *	10	\$12,600	

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 FREEMAN HOUSES / SENECA ANNEX

Asset #: 3015

Architecture		Current l	Current Repair Future Replacement Maintenance		aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Soffits								
Cast in Place Concrete	10%			LIFE	* *	5	\$700	
Metal Panel	90%	0-2	\$1,700	2043	* *	5	\$1,200	
		ling, Extent i : Through	t : Moderate, Area 2 out	Affected :	20%			
nterior								
Floors	<b>5</b> 0/	4.	<b>#2.5</b> 00		* *	_	<b># 4 5</b> 00	
Cast in Place Concrete	5%		\$3,500	LIFE		5	\$4,700	
		ing, Exteni i : Basemer	t : Light, Area Affec nt	ted : 10%	ó			
Ceramic Tile	15%			2042	* *	5	\$6,400	
Vinyl Tile	15%			2038	* *	3	\$2,400	
Wood	65%			2061	* *	5	\$51,900	
Interior Walls								
Ceramic Tile	25%			2036	* *	5	\$17,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,800	
Gypsum Board	50%			LIFE	* *	5-10	\$58,600	
Masonry: Brick	5%			LIFE	* *	10	\$1,000	
Plaster	15%	Now	\$24,600	LIFE	* *	5	\$3,100	
	Cracking/	Crumbling,	Extent: Severe, A	rea Affeci	ted : 10%			
	Location	: Staircas	e Between 4th And	5th Floor	At Window			
	Water Pen	etration, E	xtent : Severe, Area	Affected	: 5%			
	Location	: Staircas	e Wall Facing Exte	rior				
Ceilings								
AcousTileSusp.Lay-In	15%			2046	* *	5	\$6,400	
Exposed Struc: Steel	5%			LIFE	* *	10	\$4,300	
Gypsum Board	60%			LIFE	* *	5-10	\$87,800	
Plaster	20%			LIFE	* *	5-10	\$14,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2053	* *			
Site Pavements								_
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			

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

Under 600 Volts

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 FREEMAN HOUSES / SENECA ANNEX

Asset #: 3015

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment	1000/			2012		_	<b>#100</b>	
Fused Disc Sw	100%			2043	**	5	\$100	
			xtent : Light, Area al Room Basement	Affectea	: 100%			
			и коот ваѕетені 400 Amperes And C	ma 600 /	Impayas Main Cam	ico Main	Discommont	
	Explanal Switch	ion . One 4	100 Amperes Ana C	me 000 A	imperes main serv	ice main	Disconnect	
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	\$100	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	2%			2041	* *	5		
Molded Case Bkrs	98%			2041	* *	5	\$700	
Wiring	1000/			20.42	* *			
Thermoplastic	100%			2043	* *	1		
Motor Controllers	1000/			2029	* *	-	\$200	
Locally Mounted	100%			2038		5	\$200	
Ground Grounding Devices								
Generic Generic	100%			LIFE	* *	5	\$800	
Lighting	10070			LIIL			ψ000	
Interior Lighting								
Fluorescent	5%			2028	\$21,100	10	\$1,300	
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t					
	Explanat	ion : T-12	Lamps					
Fluorescent	90%			2038	* *	10	\$23,500	
	_		res, Extent : Light,	Area Affe	ected : 100%			
	Location	: Through	out The Building					
LED	5%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	\$3,400	
Exit, Service	50%			2038	* *	1		
Exterior Lighting	1.50/			2020	* *	1.0		
HID HID	15%			2038		10		
	5% 80%			2028	\$6,500	10		
No Component Alarm	0070							
Security System								
Generic	100%			2033	\$52,200	1	\$10,600	
<del>-</del>		ervation, E	xtent : Light, Area			-	+10,000	
		: Inside Ar						
	Explanat	ion : Cctv i	Surveillance Came	ras				

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** FREEMAN HOUSES / SENECA ANNEX

Asset #: 3015

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

Fire/Smoke Detection

100% Generic, Digital 2038 \$17,500 1-3

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

Location: Throughout The Building

Explanation: Alarm Bells, Strobe Lights, Horns And Smoke Detectors. Obsolete System.

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2043	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2031	\$295,300	1	\$14,100	
Distribution							
Hot Wtr Piping/Pump	100%		2041	* *	4	\$2,100	
Terminal Devices							
Convector/Radiator	100%		2038	* *	1	\$9,200	
Air Conditioning							
Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment							
Window/Wall Unit	60%		2028	\$63,200	1		
No Component	40%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$25,100	
Exhaust Fans							
Roof	90%		2033	\$48,500	2	\$800	
Roof	10%		2038	* *	2	\$100	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2038	* *	1		
HW Heat Exchanger							
HTHW/HW	100%		2033	\$77,900			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2026	\$900	4	\$900	
Fixtures							
Generic	100%						
Fire Suppression							

Fire Suppression

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 FREEMAN HOUSES / SENECA ANNEX

Asset #: 3015

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

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

Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : GEORGE DALY HOUSE Address : 269 EAST 4TH STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0096.000 / 14741 Yr Built/Renovated : 1925 /

Area Sq Ft : 30,000 Project Type : HOMELESS SERVICES

Date of Survey : 22-Sep-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4

Block : 387 Lot : 49 BIN : 1004651

CAPITAL	FY 2024 - 2027	FY 2028 - 2033	
Exterior Architecture	\$471,700		
Interior Architecture	\$81,100	\$1,072,400	
Electrical		\$824,800	
Mechanical		\$389,000	
Total	\$552,800	\$2,286,200	
Importance Code A	\$471,700		
Importance Code B	\$81,100	\$2,286,200	
Total	\$552,800	\$2,286,200	

\$296,300	\$19,600	\$22,800	\$33,900
\$69,100		\$300	
\$92,600	\$18,100	\$21,000	\$32,400
\$134,600	\$1,500	\$1,500	\$1,500
\$296,300	\$19,600	\$22,800	\$33,900
\$3,900	\$3,900	\$3,900	\$3,900
\$3,300		\$300	
\$26,100	\$10,700	\$11,600	\$16,500
\$19,800	\$4,900	\$5,000	\$5,800
\$110,100		\$2,000	\$7,600
\$133,100			
FY 2024	FY 2025	FY 2026	FY 2027
	\$133,100 \$110,100 \$19,800 \$26,100 \$3,300 \$3,900 <b>\$296,300</b> \$134,600 \$92,600 \$69,100	\$133,100 \$110,100 \$19,800 \$4,900 \$26,100 \$10,700 \$3,300 \$3,900 \$3,900 <b>\$296,300</b> \$19,600 \$134,600 \$1,500 \$92,600 \$18,100	\$133,100 \$110,100 \$2,000 \$19,800 \$4,900 \$5,000 \$26,100 \$10,700 \$11,600 \$3,300 \$300 \$3,900 \$3,900 \$3,900 <b>\$296,300 \$19,600 \$22,800</b> \$134,600 \$1,500 \$1,500 \$92,600 \$18,100 \$21,000 \$69,100 \$300



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 #: 14741

rchitecture	Current Repa	ir Fu	<b>Future Replacement</b>		Maintenance	
stem Component Type	% of Fail Date Esti Total (Years)	imated Cost Ye		Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior						
Exterior Walls						
Masonry: Brick	25% 2-4 Cracking/Crumbling, Exte Location: Rear Facade. Rusting Masonry Supt, Ex. Location: North Facade Sidewalk Shed in Use, Ext. Location: Front Facade	And Near Downspo tent : Moderate, Ar Window Lintels ent : Light, Area Af	ffected : 5% out ea Affected : 25%	5	\$13,400	
	Vertical Cracks, Extent : N	Ioderate, Area Affe	cted : 2%			
	Location : Rear Facade Water Penetration, Extent Location : Rear Facade	: Moderate, Area A	ffected : 2%			
Masonry: Brick	20% Other Observation, Extent Location: West Facade Explanation: Stucco On			5	\$21,500	
Masonry: Brick	25%	LII	E **	5	\$26,900	
Masonry: Granite	5% Now Joint Mortar Miss/Erod, E Location : South Facade			5	\$2,000	
Masonry: Limestone	12% Now Cracking/Crumbling, Exte Location: South Facade Joint Mortar Miss/Erod, E Location: South Facade Worn/Eroded, Extent: Mo	Cornice Extent : Moderate, A derate, Area Affect	a Affected : 5% rea Affected : 25%	5	\$4,800	
36 . 1D . 1	Location : South Facade		33 **	7.10	<b>#10.500</b>	
Metal Panel	5% Other Observation, Extent Location : Roof Bulkhead Explanation : Metal Sidi	d	, ,	5-10	\$18,500	
Pre-Cast Concrete	3%	LII	E **	5	\$10,500	
Stucco Cement	5% 4+ Diagonal Cracks, Extent : Location : West Facade	\$7,400 204	**	5	\$3,400	
Windows						
Aluminum	100% 0-2 Caulking Deteriorated, Ex Location: Throughout Water Penetration, Extent		rea Affected : 50%	5	\$6,100	
	Location : 3rd Floor Roo	om 3J And 3L				

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 #: 14741

Architecture		Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of l Total	Fail Date Es (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Parapets								
Masonry: Brick	95%			LIFE	* *	5-10	\$21,500	
			nt : Moderate, 2	Area Affe	cted : 100%			
	Location:	-	mala a a a a					
		on : Covered	With Metal Par					
Pre-Cast Concrete	5%			LIFE	**	5	\$2,100	
			nt : Moderate, 1	Area Affe	cted : 100%			
	Location:	-	What is a second					
D. C	Explanati	on : Covered	With Metal Cop	oing				
Roof Modified Bitumen	98%	Mary	\$264.200	2043	* *			1
Modified Bitumen			\$264,300 Severe, Area A <u>f</u>					1
			hroughout On I		7070			
			nrougnoui On 1 it : Severe, Area		1 · 50%			
		· Main Roof	ii . Bevere, mrei	i Hyjecieu	1.5070			
Shuliaht Matal/Class		Now	\$27,700	2053	* *			
Skylight, Metal/Glass			\$27,700 nt : Moderate, A					
		: Roof Stair	ii . Moderate, A	тей Аујес	леи . 10/0			
Soffits	<u> Location</u>	. 1tooj stati						
Stucco Cement	100%			2038	* *	5	\$4,700	
Interior							4 -,,	
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$23,200	
Ceramic Tile	10%			2042	* *	5	\$5,300	
Quarry Tile	5%			2046	* *	5	\$4,000	
Vinyl Tile	75%			2033	\$1,072,400	3	\$19,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$6,100	
Gypsum Board	75%			LIFE	* *	5-10	\$61,900	
Plaster	20%	Now _	\$23,100	LIFE	**	5	\$2,900	
			it : Moderate, A				G. I. D	
G '11'	Location	: Dining Rooi	m In Basement,	Room 4a	l, 4th Floor Corria	or Ceilir	ig, Stair B	
Ceilings	250/	N	<b>#21</b> 500	2046	* *	_	<b>\$6.600</b>	
AcousTileSusp.Lay-In	25%		\$21,500	2046		5	\$6,600	
	_	scoioring, Ex : Fourth Floo	tent : Moderate	e, Area Aj	jeciea : 10%			
			r Corridor it : Moderate, A	lvaa Affa	stad · 20%			
		iraiion, Exier : Fourth Floo		теи Ајјес	неа . 20/6			
E16:		. 1 Our in 1°100	COTTAGE	TIPE	* *	<i>5</i> 10	<b>#2.200</b>	
Exposed Struc: Concrete				LIFE	**	5-10	\$3,300	
Gypsum Board	70%			LIFE		5-10	\$127,500	
Site Enclosure Fence/Gates								
Aluminum Rail	5%			2046	* *	5-10	\$400	
Chain Link	95%			2040	* *	5-10	φ <del>1</del> 00	
Chain Lillk	73/0			2033	-			

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 #: 14741

Architecture	Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Retaining Walls							
Cast in Place Concrete	100% 4+	\$3,300	2068	* *			
	Cracking/Crumbling,	, Extent : Moderate	, Area Aj	ffected : 2%			
	Location : Rear Yar	rd					
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2046	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2038	* *			
	Cracking/Crumbling,	, Extent : Light, Are	a Affecte	ed : 5%			
	Location : Rear Yar	d					
Parking/Driveway							
Asphalt	100%		2042	* *			

Electrical	Current Repai	r Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2033	\$14,700	5	\$100	
	Other Observation, Extent	: Light, Area Affected : 1	00%			
	Location : Electrical Roc	от				
	Explanation : Main Serv	ice Switch Rated At 1,200	Amperes			
Switchgear / Switchboard	•		-			
Fused Disc Sw	100%	2033	\$95,300	5	\$100	
	Other Observation, Extent	: Light, Area Affected : 1	00%			
	Location : Electrical Roc	om				
	Explanation: 3 Vertical	Sections				
Raceway	•					
Conduit	100%	2033	\$40,300	1		
Panelboards						
Molded Case Bkrs	100%	2032	\$39,000	5	\$800	
Wiring						
Thermoplastic	100%	2033	\$56,900	1		
Motor Controllers						
Locally Mounted	100%	2031	\$86,800	5	\$200	
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	
tand-by Power						
Transfer Switches						
Automatic	100%	2031	\$6,400	1	\$9,200	

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 #: 14741

Electrical	Current Repair	Future Replacement	M	laintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
tand-by Power						
Generators	1000/	2020 #44.500		<b>#11</b> (00		
Diesel	100%	2029 \$64,500	1	\$11,600		
	Other Observation, Extent : Light Location : Generator Room	, Area Affectea : 100%				
		rator Datad At 150 Vilouatta				
Batteries	Explanation : Emergency Gener	ator Ratea At 150 Kitowatts				
Lead/Acid	100%	2024 \$2,400	5	\$1,100		
Fuel Storage	10070	2027 \$2,700		\$1,100		
Day Tank	50%	2032 \$12,500	5			
Day Tank	Other Observation, Extent : Light	. ,	3			
	Location : Generator Room	, 11, 00 12,5 000000 . 10070				
	Explanation: 100 Gallon Capac	city				
Main Tank	50%	2036 **	5			
William Turns	Other Observation, Extent : Light					
	Location : Basement	, 33				
	Explanation: 275 Gallon Capac	city				
ighting		•				
Interior Lighting						
Fluorescent	50%	2033 \$222,900	10	\$13,800		
	T-8 Lamps And Fixtures, Extent : Location : Throughout The Build					
Fluorescent	10%	2033 \$44,600	10	\$2,800		
	Compact Fluorescent Light, Exter			. ,		
	Location : Lobby					
Fluorescent	40%	2028 \$178,300	10	\$11,000		
	T-9 Lamps And Fixtures, Extent:			, ,,,,,,,		
	Location : Bedrooms					
Egress Lighting						
Emergency, Service	50%	2033 \$9,000	1			
Exit, Service	50%	2033 \$6,300	1			
Exterior Lighting						
LED	20%	2041 **				
No Component	80%					
Alarm						
Security System	1000/	•••				
Generic	100%	2038 **	1	\$11,200		
	Other Observation, Extent : Light					
	Location : Hallways, Lobby And					
E' /C 1 D. / /'	Explanation : CCTV Surveillance	ce Cameras And Panic Doors				
Fire/Smoke Detection	1000/	2022 \$75.600	1.2	¢10 100		
Generic, Digital	100% Other Observation Extent: Light	2033 \$75,600 Area Affected : 100%	1-3	\$19,100		
	_	-	ore And	Alarm Rells		
	Other Observation, Extent : Light Location : Throughout The Buil Explanation : Manual Pull Stati		ors And A	Alarm Bells	-	

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 #: 14741

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of I Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating								
Energy Source								
Natural Gas	100%		2043	* *	1			
Conversion Equipment								
Hot Water Boiler	100%		2038	* *	1	\$14,800		
	Other Obse	rvation, Extent : Light, Area	Affected	: 100%				
	Location .	Boiler Room						
	Explanati	on : 2 Units						
Distribution								
Hot Wtr Piping/Pump	100%		2041	* *	4	\$2,200		
Terminal Devices								
Convector/Radiator	90%		2038	* *	1	\$8,700		
Fan Coil Unit/Heat	10%		2033	\$72,600	1	\$1,000		
Air Conditioning								
Energy Source								
Electricity	100%		2041	* *	1			
Conversion Equipment								
Split Unit	20%		2033	\$139,200				
		rvation, Extent : Light, Area	Affected	: 20%				
	Location .							
		on : 2 Units For Lobby Area						
Window/Wall Unit	15%		2028	\$16,700	1			
No Component	65%							
Ventilation								
Distribution 1/D:cc	1000/		LIEE	* *	2.5	<b>#26.500</b>		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$26,500		
Exhaust Fans	7.50/		2022	007.500	2	Φ <b>7</b> 00		
Interior	75%		2033	\$97,500	2	\$700		
Roof	25%		2033	\$14,200	2	\$200		
Plumbing								
H/C Water Piping Galvanized Steel	100%		2029	* *	1			
	100%		2038	-1- W	1			
Water Heater With Tanks	1000/		2029	¢16 700	2			
Gas Fired	100%		2028	\$16,700	2			
Sanitary Piping Cast Iron	100%		LIEE	* *	1			
	100%		LIFE		1			
Storm Drain Piping	1000/		TIEE	* *	1			
Cast Iron	100%		LIFE		1			
Sewage Ejector(s)	1000/		2029	¢15 200	1	¢1 000		
Electric	100%		2028	\$15,300	4	\$1,800		
Backflow Preventer	1000/		2022	¢12 100	1	¢1 000		
Generic	100%		2033	\$13,100	1	\$1,800		
Fixtures Generic	100%							
Vertical Transport	10070							

Vertical Transport

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 #: 14741

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Vertical Transport									
Elevators									
Hydraulic	100%	LIFE	* *						
	Other Observation, Extent : Lig	ght, Area Affected : 100	9%						
	Location : Basement To 4th F	loor							
	Explanation: 1 Unit								
Fire Suppression									
Sprinkler									
Generic	100%	2043	* *	1-2	\$8,400				
	Special/Chemical System, Extent: Light, Area Affected: 5%								
	Location : Sprinklers Provide			Wet Che	emical System				
Fire Pump									
Generic	100%	2029	\$28,000	1	\$5,600				
Chemical System									
Generic	100%	2028	\$79,700	1-3	\$80,900				

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

Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : HARLEM ONE MENS RESIDENCE

Address : 2960 FREDRICK DOUGLASS BLVD. @W. 155 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 43,000 Project Type : HOMELESS SERVICES

Date of Survey : 01-Sep-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 2105 Lot : 1 BIN : 1076737

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$82,200	
Electrical	\$68,400	\$327,500
Mechanical	\$140,800	\$2,103,700
Site Pavements	\$76,800	
Total	\$368,200	\$2,431,200
Importance Code A	\$82,200	\$366,100
Importance Code B	\$209,200	\$2,065,100
Importance Code C	\$76,800	
Total	\$368,200	\$2,431,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$49,400	_		_
Interior Architecture	\$66,100			\$5,500
Electrical	\$36,100	\$1,300	\$1,400	\$20,900
Mechanical	\$22,300	\$52,500	\$17,800	\$69,000
Site Enclosure	\$1,200			
Site Pavements	\$29,200			
Total	\$204,400	\$53,800	\$19,300	\$95,400
Importance Code A	\$53,700	\$4,300	\$4,300	\$4,400
Importance Code B	\$114,300	\$49,500	\$15,000	\$91,100
Importance Code C	\$36,400			
Total	\$204,400	\$53,800	\$19,300	\$95,400



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 HARLEM ONE MENS RESIDENCE

Asset #: 1958

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	100/					_	<b>0.1</b> 6.000	
Cast in Place Concrete	10%			LIFE	* *	5	\$16,000	
Masonry: Brick	87% 3%			LIFE LIFE	* *	5	\$27,900 \$700	
Masonry: Limestone Windows	3%			LIFE		5	\$700	
Aluminum			\$36,800 nt : Light, Area Affe or Training Room	2048 ected : 10	**	5	\$7,900	
Parapets	Locuiton .	314 1100	Truining Room					
Masonry: Brick	90%			LIFE	* *	5	\$4,100	
Pre-Cast Concrete	10%			LIFE	* *	5	\$2,900	
Roof							7-,- 30	
Copper/Terne	3%			2060	* *	10	\$1,900	
Modified Bitumen	95% Ponding, Ex Location:		\$12,700 oderate, Area Affect	2037 red : 2%	* *			
Skylight, Metal/Glass	Broken/Miss Location :	Roof Rusting, E	\$82,200 nents, Extent : Seven Extent : Severe, Area					
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5		
Interior Floors Ceramic Tile		sing Elem	\$14,600 ents, Extent : Light nd Showers	2041 t, Area A	* * ffected : 10%	5	\$2,700	
	Cracking/C	rumbling,	Extent : Moderate Showers and Kitche		fected : 10%			
Terrazzo	20%			LIFE	* *	5	\$8,300	
Vinyl Tile	_	rumbling,	\$19,500 Extent : Light, Are or Training Room	2037 ea Affecte	* * ed : 20%	3	\$13,500	
Wood	2%			2047	* *	5	\$2,000	
Interior Walls	100/	Ness	Ø15 400	2041	* *	-		
Ceramic Tile	Broken/Miss Location : Cracking/C	Toilets, S rumbling,	\$15,400 nents, Extent: Mode Showers and Kitche Extent: Moderate Showers and Kitche	en , Area A <u>j</u>	ea Affected : 10%	5	\$2,900	
Concrete Masonry Unit	70%			LIFE	* *	5	\$16,000	
Gypsum Board	20%			LIFE	* *	5	\$6,900	

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 HARLEM ONE MENS RESIDENCE

Asset #: 1958

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type		Tail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Ceilings									
AcousTile,Adhered	20%		\$16,700	2037	* *	5	\$5,300		
			ents, Extent : Mode	erate, Ar	ea Affected : 2%				
		Through	out Cafeteria						
Exposed Struc: Concrete	80%			LIFE	* *	5	\$6,600		
Site Enclosure									
Fence/Gates									
Aluminum Rail	10%	4+	\$1,200	2037	* *	5	\$1,100		
		_	xtent : Moderate, A	lrea Affe	cted : 20%				
	Location:	Roof							
Chain Link	50%			2042	* *				
Iron Picket	40%			2052	* *				
Retaining Walls									
Masonry: Brick	100%			2042	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2045	* *				
On-Site Walkways									
Cast in Place Concrete	100%		\$11,100	2045	* *				
	_	_	Extent : Severe, Ar	00					
	Location :	Cheek W	all Of Front Entrai	nce Ram <sub>l</sub>	o, Side And Rear 1	Yard Walk	ways		
Parking/Driveway									
Asphalt	70%	4+	\$8,700	2041	* *				
	_	_	Extent : Moderate	, Area A <u>j</u>	fected : 5%				
	Location :	Side Par							
Cast in Place Concrete	30%		\$76,800	2045	* *				
	_	_	Extent : Severe, Ar	rea Affec	ted : 60%				
	Location :	Front Pa	rking Area						
Activity Yard									
Asphalt	50%	0-2	\$3,600	2035	* *				
	_	_	Extent: Moderate		fected : 20%				
	Location:	Rear Yar	d Basketball Court	ts					
Cast in Place Concrete	50%	0-2	\$5,700	2045	* *				
	Cracking/Cr	rumbling,	Extent: Moderate	, Area A <u>j</u>	fected : 5%				
	Location:	Side Yard	l						

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$22,100	5	\$200	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Electrical Room					
	Explanation: Two 600 Ampere Main I	Disconne	ct Switches			

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 HARLEM ONE MENS RESIDENCE

Asset #: 1958

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2032	\$127,000	5	\$200	
Raceway	0.50/		2022	<b>455</b> 000			
Conduit	95%		2032	\$55,800 * *	1		
Conduit Panelboards	5%		2052		1		
Fused Disc Sw	5%		2031	\$2,900	5	\$100	
Fused Toggle Switch	60% 2-4	\$35,100	2057	\$2,900 * *	5	\$300	
r used Toggie Switch		Extent : Moderate, Ai		ted : 100%	3	Ψ300	
	Location : Throug		Cu 11,5,5 CC				
Molded Case Bkrs	20%		2031	\$11,700	5	\$200	
Molded Case Bkrs	15%		2040	* *	5	\$200	
Wiring							
Braided Cloth	80% 0-2	\$68,400	2057	* *	1		
	_	tent : Moderate, Are	a Affecte	d : 100%			
	Location : Throug	hout The Building					
Thermoplastic	20%		2042	* *	1		
Motor Controllers	1000/		• • • •	<b>***</b>	_	<b>**</b>	
Locally Mounted	100%		2030	\$144,700	5	\$300	
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$600	
Lighting	10070		LIFE			\$000	
Interior Lighting							
Fluorescent	30%		2037	* *	10	\$11,800	
	T-8 Lamps And Fixt	ures, Extent : Light,	Area Aff	ected : 100%		. ,	
	Location : Baseme	ent And Offices					
LED	70%		2040	* *			
Egress Lighting							
Emergency, Battery	50%		2032	\$35,200	10	\$5,200	
Exit, Service	50%		2032	\$9,100	1		
Exterior Lighting							
HID	20%		2032	\$39,200	10		
No Component	80%						
Alarm							
Security System	000/						
No Component	80%		2027	Φ7 000	1	<b>#1.600</b>	
Generic	10%	Fortant Links Amon	2027	\$7,900	1	\$1,600	
		Extent : Light, Area ys, Public Spaces Ar					
				ie			
		TV Surveillance Can		ф <b>д</b> 000	1	<b>#1</b> (00	
Generic	10%	Entered . I : 1 . 4	2032	\$7,900	1	\$1,600	
		Extent : Light, Area oors, Offices And Ha		. 100%			
				now.			
<del></del>	Explanation : Intr	usion Alarm And Mo	uon sen	SUF			

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** HARLEM ONE MENS RESIDENCE

Asset #: 1958

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2032	\$32,500	1-3	\$8,000	
	Other Observation, Extent : Light, Are	ea Affected :	100%			
	Location: Throughout The Building					
	Explanation: Strobe Lights, Manual	Pull Station	ıs, Smoke Detecto	ors, Alarn	n Bells, Horns	
	And Fire Alarm Panel					

Mechanical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Fuel Oil No 2	100%	2042	* *	5	\$13,300	
Conversion Equipment					4-0,000	
Steam Boiler	100% On Extended Life, Extent: Moderate Location: Boilers	2030 Area Affec	\$366,100 ted: 100%	1	\$42,600	
	Other Observation, Extent: Light, An Location: Boiler Room Explanation: 2 Units	ea Affected	: 100%			
Distribution	Explanation : 2 Onlis					
Central Plant Steam Piping/Pmp	100%	2032	\$1,180,900	4	\$3,200	
Terminal Devices						
Air Handler	25%	2037	* *	1	\$6,700	
Convector/Radiator	75%	2030	\$257,600	1	\$10,400	
Air Conditioning			•		-	
Energy Source						
Electricity	100%	2048	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%	2040	* *	2	\$300	
Split Unit	30%	2032	\$299,200			
•	Other Observation, Extent: Light, An Location: Adjacent Of Building Explanation: 3 Units	ea Affected	: 30%			
Window/Wall Unit	25%	2025	\$39,800	1		
No Component	35%		,			
Ventilation 1						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$24,000	
Exhaust Fans						
Interior	25%	2032	\$46,600	2	\$300	
Roof	75%	2027	\$61,100	2	\$1,000	

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 HARLEM ONE MENS RESIDENCE

Asset #: 1958

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing									
H/C Water Piping									
Galvanized Steel	100%			2037	* *	1			
Water Heater With Tanks									
Oil Fired	50%			2027	\$43,100	1			
No Component	50%								
HW Heat Exchanger									
Steam Fired	50%			2042	* *	4	\$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%			2032	\$8,400	4	\$1,400		
Sewage Ejector(s)									
Electric	100%			2032	\$22,000	4	\$2,600		
Backflow Preventer									
Generic	100%			2032	\$18,800	1	\$2,600		
Fixtures									
Generic	100%								
Fire Suppression									
Sprinkler									
Generic	100%			2042	* *	1-2	\$12,000		
Chemical System									
Generic	100%			2027	\$79,700	1-3	\$80,900		

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.

\$700

\$3,300

Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : HELP SEC - COTTAGE #1

Address : 124 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0090.000 / 14721 Yr Built/Renovated :

Area Sq Ft : 12,341 Project Type : HOMELESS SERVICES

Date of Survey : 08-Dec-2021 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Importance Code C

Total

Block : 1819 Lot : 10 BIN : 108088

\$13,200

\$124,000

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		\$57,900
Mechanical		\$272,800
Total		\$330,700
Importance Code B		\$330,700
Total		\$330,700

**EXPENSE** FY 2024 FY 2025 FY 2026 FY 2027 **Exterior Architecture** \$85,000 \$1,000 Interior Architecture \$33,000 \$1,800 \$1,100 Electrical \$1,200 \$1,200 \$1,400 \$1,300 Mechanical \$4,800 \$900 \$1,800 \$900 **Total** \$124,000 \$2,000 \$6,000 \$3,300 Importance Code A \$85,000 \$1,000 Importance Code B \$25,800 \$2,000 \$5,100 \$2,600

\$2,000

\$6,000



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 #: 14721

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$2,400	
Masonry: Brick Cavity	93%		\$48,100	LIFE	**	5	\$11,300	
		tar Miss/Er ı : Exterior	od, Extent : Moder Walls	ate, Area	a Affected : 10%			
Window Wall	5%			2053	* *	5	\$2,300	
Windows								
Aluminum	98%			2041	* *	5	\$1,900	
Metal Louvers	2%			2042	* *	10	\$200	
Roof								
Single Ply Membrane	95%			2038	* *	10	\$31,500	
Skylight, Plastic		Now	\$35,700	2038	* *	1		
		_	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	: Through	out					
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
nterior								
Floors	<b>7</b> 0 /					-	<b></b>	
Cast in Place Concrete	5%			LIFE	* *	5	\$4,000	
Ceramic Tile	5%		<b>#2.7</b> 00	2042	* *	5	\$900	
Quarry Tile	10%		\$2,700	2038		5	\$1,400	
		_	ents, Extent : Mode Near Entrance	erate, Ar	ea Affected : 2%			
Vinyl Tile	80%			2038	* *	3	\$5,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$3,400	
Ceramic Tile	5%			2042	* *	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	* *	5	\$19,600	
Ceilings								
AcousTileSusp.Lay-In	30%			2038	* *	5	\$5,300	
Exposed Struc: Concrete				LIFE	* *	5-10	\$2,200	
Metal Panel	60%			LIFE	* *	5	\$26,400	
ite Enclosure								
Fence/Gates								
Aluminum Rail	10%			2038	* *	5-10		
Chain Link	90%			2043	* *			
ite Pavements								
On-Site Walkways	• • • •			2025				
Asphalt	20%			2036	* *			
Cast in Place Concrete	80%			2046	* *			
Activity Yard	10007			20.42	ملد رائ			
Asphalt	100%			2042	* *			

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

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

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

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

Asset #: 14721

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•					
Service Equipment Fused Disc Sw	100%	2033	\$7,400	5	\$100	
rused Disc 5w	Other Observation, Extent : Light, Are Location : Electrical Room			3	\$100	
	Explanation: One 400 Ampere Mair	n Disconne	ct Switch			
Transformers						
Dry Type	100% Other Observation, Extent: Light, Are Location: Electrical Room			5		
D	Explanation: One 112.5 Kilovolt An	nperes, 480	High Voltage 208	3/120 Loi	w Voltage	
Raceway Conduit	5%	2053	* *	1		
Conduit	95%	2033	\$15,000	1		
Panelboards	7570	2033	Ψ13,000	1		
Fused Disc Sw	4%	2032	\$1,600	5		
Fused Disc Sw	1%	2049	**	5		
Molded Case Bkrs	95%	2032	\$37,000	5	\$300	
Wiring			•			
Thermoplastic	95%	2033	\$18,500	1		
Thermoplastic	5%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	\$57,900	5	\$100	
Lighting						
Interior Lighting	000/	2020	* *	1.0	<b>#11 100</b>	
Fluorescent	98%	2038		10	\$11,100	
	T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building		zciea : 100%			
Incandescent	2%	2028	\$4,100	2		
Egress Lighting						
Emergency, Service	60%	2038	* *	1		
Exit, Service	40%	2033	\$2,100	1		
Exterior Lighting	2007	2011				
LED	20%	2041	* *			
No Component	80%					
Alarm						
Security System Generic	100%	2038	* *	1	\$4,600	
Generic	Other Observation, Extent : Light, Are			1	\$4,000	
	Location: Inside And Outside	za rijjecica	. 10070			
	Explanation : CCTV Surveillance Co	amera				
Fire/Smoke Detection		<u> </u>				
Generic, Digital	100%	2038	* *	1-3	\$7,600	
, ,	Other Observation, Extent : Light, Are Location : Throughout The Building	ea Affected	: 100%			
	Explanation : Strobe Lights, Alarm E And Fire Alarm Panel		Smoke Detectors,	Manual	Pull Box Station	

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.

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

Asset #: 14721

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

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : HELP SEC - COTTAGE #2

Address : 125 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0091.000 / 14722 Yr Built/Renovated :

Area Sq Ft : 12,341 Project Type : HOMELESS SERVICES

Date of Survey : 08-Dec-2021 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 1819 Lot : 10 BIN : 1088089

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$631,300	
Electrical		\$57,900
Mechanical		\$679,800
Total	\$631,300	\$737,700
Importance Code A	\$631,300	
Importance Code B		\$737,700
Total	\$631,300	\$737,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$49,200			_
Interior Architecture	\$29,200		\$1,800	\$1,100
Electrical	\$1,200	\$1,200	\$1,400	\$1,300
Mechanical	\$21,900	\$1,000	\$1,900	\$1,000
Total	\$101,400	\$2,100	\$5,200	\$3,400
Importance Code A	\$49,200			
Importance Code B	\$41,900	\$2,100	\$5,200	\$2,700
Importance Code C	\$10,400			\$700
Total	\$101,400	\$2,100	\$5,200	\$3,400



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 #: 14722

Architecture		Current I	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior	-								
Exterior Walls									
Cast in Place Concrete	2%			LIFE	* *	5	\$2,400		
Masonry: Brick Cavity	93%			LIFE	* *	5	\$22,600		
Window Wall	5%			2053	* *	5	\$2,300		
Windows									
Aluminum	98%			2049	* *	5	\$1,900		
Metal Louvers	2%			2042	* *	10	\$200		
Roof									
Single Ply Membrane		Now	\$631,300	2043	* *			1	
			ere, Area Affected :	40%					
		ı : Main Ro	-		1.00				
			ings, Extent : Seven	re, Area .	Affected: 20%				
		: Main Ro	-	1.00 . 1	. 000/				
	_	-	ctent : Severe, Area	Affectea	: 80%				
		_	out Main Roof	100	1 200/				
			xtent : Severe, Area	і Ајјестес	1:20%				
		a : 1st Floor							
Skylight, Plastic		Now	\$35,700	2038	**	1			
		_	ents, Extent : Mode	erate, Ar	ea Affected : 30%				
	Location	ı : Through	out						
Soffits	1000/				* *	_			
Cast in Place Concrete	100%			LIFE	* *	5			
Interior									
Floors  Cast in Place Concrete	5%			LIEE	* *	_	\$4,000		
Cast in Place Concrete Ceramic Tile	5% 5%			LIFE 2042	* *	5	\$4,000 \$900		
	3% 10%			2042	* *	5	\$2,800		
Quarry Tile Vinyl Tile	80%			2038	* *	5 3	\$2,800 \$5,500		
Interior Walls	8070			2036		3	\$3,300		
Ceramic Tile	5%			2042	* *	5	\$1,400		
Concrete Masonry Unit	95%			LIFE	* *	5	\$20,700		
Ceilings	9370			LIFE			\$20,700		
AcousTileSusp.Lay-In	30%	Now	\$1,700	2038	* *	5	\$2,600		
1 100us Thebusp. Lay-III			g1,700 nents, Extent : Sever		Affected : 2%	3	Ψ2,000		
		_	rs To Rooms	., 2	JJ				
Exposed Struc: Concrete				LIFE	* *	5-10	\$2,200		
Metal Panel	60%			LIFE	* *	5-10 5	\$2,200 \$26,400		
Site Pavements	00 70			LIFE		3	φ <b>∠</b> 0,400		
On-Site Walkways									
Cast in Place Concrete	100%			2046	* *				
Cast III I lace Colletele	10070			∠U+U					

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

Under 600 Volts

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 #: 14722

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•					
Service Equipment						
Fused Disc Sw	100%	2033	\$7,400	5	\$100	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 400 Ampere Main	Disconne	ct Switch			
Transformers	1000/	2021	¢27 100	-		
Dry Type	100%	2031	\$26,100	5		
	Other Observation, Extent : Light, Are Location : Electrical Room	а Ајјестеа	: 100%			
		mauaa 190	High Voltage 200	2/120 L as	u Voltago	
Raceway	Explanation: On 112.5 Kilovolts Am	peres, 400	nigh vollage 200	7120 LOV	w vonage	
Conduit	95%	2033	\$15,000	1		
Conduit	5%	2053	**	1		
Panelboards	370	2033		1		
Fused Disc Sw	4%	2032	\$1,600	5		
Fused Disc Sw	1%	2049	**	5		
Molded Case Bkrs	95%	2032	\$37,000	5	\$300	
Wiring	3370	2032	ψ37,000		Ψ300	
Thermoplastic	95%	2033	\$18,500	1		
Thermoplastic	5%	2053	**	1		
Motor Controllers						
Locally Mounted	100%	2031	\$57,900	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	98%	2038	* *	10	\$11,100	
	T-8 Lamps And Fixtures, Extent: Light	t, Area Affe	ected : 100%			
	Location: Throughout The Building					
LED	2%	2041	* *			
Egress Lighting						
Emergency, Service	60%	2038	* *	1		
Exit, Service	40%	2033	\$2,100	1		
Exterior Lighting						
LED	20%	2041	* *			
No Component	80%					
Alarm						
Security System						
Generic	100%	2038	* *	1	\$4,600	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Inside And Outside					
P' /0 1 7	Explanation : CCTV Surveillance Ca	ımera				
Fire/Smoke Detection	1000/	2020	ماد بات	1.2	ФД (00	
Generic, Digital	100%	2038	**	1-3	\$7,600	
	Other Observation, Extent: Light, Are	a Affected	: 100%			
	Location: Throughout The Building	-11 11	M1 D 11 G: -:	: C	-L-D-4	
	Explanation: Strobe Lights, Alarm B	ell, Horns,	Manual Pull Stati	ions, Smo	оке Detectors And	
	Fire Alarm Panel					

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 #: 14722

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2053	* *	1		
Distribution Central Plant Steam Piping/Pmp	100%	0-2	\$16,900	2033	\$338,900	4	\$600	
			oderate, Area Affec r. Corroded Circula					
Terminal Devices								
Air Handler	30%			2028	\$68,000	1	\$2,300	
Convector/Radiator	70%			2038	* *	1	\$2,800	
Air Conditioning Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	90%			2028	\$118,900	2	\$700	
Cooling	100/							
No Component	10%							
Ventilation Distribution								
Distribution  Ductwork/Diffusers	100%			LIFE	* *	2.5	\$10,000	
Exhaust Fans	100%			LIFE		2-5	\$10,900	
Exhaust Fans Interior	80%			2028	\$42,800	2	\$300	
Roof	20%			2028	\$4,700	2	\$100	
Plumbing	2070			2020	Φ4,700		\$100	
H/C Water Piping								
Galvanized Steel	100%			2031	\$153,900	1		
Water Heater With Tanks	10070				<b>\$100,900</b>			
Electric	100%			2032	\$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$3,500	

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : HELP SEC - COTTAGE #3

Address : 126 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0092.000 / 14723 Yr Built/Renovated :

Area Sq Ft : 12,341 Project Type : HOMELESS SERVICES

Date of Survey : 08-Dec-2021 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 1819 Lot : 10 BIN : 1088090

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		\$57,900
Mechanical	\$59,500	\$679,800
Total	\$59,500	\$737,700
Importance Code B	\$59,500	\$737,700
Total	\$59,500	\$737,700

Importance Code B Importance Code C	\$93,600 \$12,000	\$2,100	\$5,200	\$2,700 \$700
Importance Code A	\$19,500	Φ2.100	\$1,000	<b>#2.700</b>
Total	\$125,200	\$2,100	\$6,200	\$3,400
Site Pavements	\$600			
Mechanical	\$72,500	\$1,000	\$1,900	\$1,000
Electrical	\$1,300	\$1,200	\$1,400	\$1,300
Interior Architecture	\$31,300		\$1,800	\$1,100
Exterior Architecture	\$19,500		\$1,000	
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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 #: 14723

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	• • •					_	<b>**</b> 400	
Cast in Place Concrete	2%	I- I F	. I:-1.4 A A	LIFE	* *	5	\$2,400	
		iea, Exieni : Various	: Light, Area Affect	ea : 2%				
M D.:-1-	93%	4+	¢10.200	LIFE	* *		\$11,300	
Masonry: Brick	Cracking/	Crumbling,	\$18,200 Extent : Moderate Lintel At Front Ele	, Area Aj		5	\$11,300	
Window Wall	5%			2053	* *	5	\$2,300	
Windows	370			2033			Ψ2,300	
Aluminum	98%			2041	* *	5	\$1,900	
Metal Louvers	2%	4+	\$100	2036	* *		. ,	
	Deformed	Dented, Ex	xtent : Moderate, A	rea Affec	cted : 2%			
	Location	: Front Fa	ıcade					
Roof								
Single Ply Membrane	95%			2038	* *	10	\$31,500	
Skylight, Plastic	5%			2038	* *	1		
Soffits	1000/				* *	_		
Cast in Place Concrete	100%			LIFE	* *	5		
Interior Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,000	
Ceramic Tile	5%			2042	* *	5	\$900	
Quarry Tile	10%	4+	\$2,700	2038	* *	5	\$1,400	
,	Worn/Erod	led, Extent : Through	: Moderate, Area A		2%		, ,	
Vinyl Tile	80%			2038	* *	3	\$5,500	
Interior Walls						-	4-,	
Cast in Place Concrete	2%			LIFE	* *	10	\$1,400	
Ceramic Tile	5%			2042	* *	5	\$1,400	
Concrete Masonry Unit	93%			LIFE	* *	5	\$20,300	
Ceilings								·
AcousTileSusp.Lay-In	30%			2038	* *	5	\$5,300	
Exposed Struc: Concrete				LIFE	* *	5-10	\$2,200	
Metal Panel	60%			LIFE	* *	5	\$26,400	
Site Pavements								
On-Site Walkways	<b>50</b> /			20.42	* *			
Asphalt	5%	4 :	<b>\$</b> C00	2042	* *			
Cast in Place Concrete	95%	4+ Crumbling	\$600 Extent : Moderate	2046				
		crumbung, e: Front Er		, Агеи Ај	yecieu . 270			

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

Under 600 Volts

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 #: 14723

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2033	\$7,400	5	\$100	
	Other Observation, Extent : Light, Are	a Affected :	100%			
	Location : Electrical Room					
	Explanation: One 400 Ampere Main	Disconnec	t Switch			
Transformers						
Dry Type	100%	2031	\$26,100	5		
	Other Observation, Extent : Light, Are	a Affected :	100%			
	Location : Electrical Room					
	Explanation: One 112.5 Kilovolts Ar	mperes, 480	High Voltage 20	8/120 Lc	ow Voltage	
Raceway	2.507	• • • •	<b></b>	_		
Conduit	95%	2033	\$15,000	1		
Conduit	5%	2053	* *	1		
Panelboards						
Fused Disc Sw	4%	2032	\$1,600	5		
Fused Disc Sw	1%	2041	* *	5		
Molded Case Bkrs	95%	2032	\$37,000	5	\$300	
Wiring						
Thermoplastic	95%	2033	\$18,500	1		
Thermoplastic	5%	2053	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	\$57,900	5	\$100	
Ground						
Grounding Devices	1000/		di di	_		
Generic	100%	LIFE	* *	5	\$400	
Lighting						
Interior Lighting	000/	•••	ماد ماد	4.0	444400	
Fluorescent	98%	2038	* *	10	\$11,100	
	T-8 Lamps And Fixtures, Extent: Ligh	t, Area Affe	cted : 100%			
	Location: Throughout The Building					
LED	2%	2041	* *			
Egress Lighting						
Emergency, Service	60%	2038	* *	1		
Exit, Service	40%	2033	\$2,100	1		
Exterior Lighting						
LED	20%	2041	* *			
No Component	80%					
Alarm						
Security System						
Generic	100%	2038	* *	1	\$4,600	
	Other Observation, Extent : Light, Are	a Affected :	100%			
	Location : Inside And Outside					
	Explanation : CCTV Surveillance Ca	ımera				

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 #: 14723

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$7,600	
	Other Observation, Extent : Light, Area	Affected: 1	100%			
	Location: Throughout The Building					
	Explanation : Strobe Lights, Horns, A And Fire Alarm Panel	larm Bell, S	Smoke Detectors,	Manual	Pull Box Stations	

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2053	* *	1		
Distribution Central Plant Steam Piping/Pmp	100%	0-2	\$33,900	2033	\$338,900	4	\$600	
			oderate, Area Affec r. Corroded Circula			Piping		
Terminal Devices								
Air Handler	-	-	\$34,000 nt : Moderate, Ared r. Air Handling Uni			1	\$2,100	
Convector/Radiator	70%			2038	**	1	\$2,800	
Air Conditioning Energy Source Electricity	100%			2041	* *	1	. ,	
Conversion Equipment Exterior Pkg Unit - Cooling	90%	0-2	\$59,500	2033	\$118,900	2	\$500	
-		_	nt : Severe, Area A <u>j</u> nit Is Not Working	fected : !	90%			
No Component	10%							
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,900	
Exhaust Fans Interior	80%			2028	\$42,800	2	\$300	
Roof	20%			2028	\$4,700	2	\$100	
Plumbing H/C Water Piping								
Galvanized Steel	100%			2031	\$153,900	1		
Water Heater With Tanks Electric	100%			2032	\$23,100	4		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		

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 HELP SEC - COTTAGE #3

Asset #: 14723

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	
Fixtures				
Generic	100%			
Fire Suppression				
Sprinkler				
Generic	100%	2043 **	1-2 \$3,500	

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

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

Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : HELP SEC - COTTAGE #4

Address : 127 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0093.000 / 14724 Yr Built/Renovated :

Area Sq Ft : 12,341 Project Type : HOMELESS SERVICES

Date of Survey : 08-Dec-2021 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 1819 Lot : 10 BIN : 1088091

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture		\$423,600
Electrical		\$57,900
Mechanical	\$127,500	\$272,800
Total	\$127,500	\$754,300
Importance Code B	\$127,500	\$754,300
Total	\$127,500	\$754,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$31,300		\$400	
Interior Architecture	\$51,500			\$3,100
Electrical	\$1,300	\$1,200	\$1,400	\$1,300
Mechanical	\$21,500	\$1,000	\$1,900	\$1,000
Total	\$105,700	\$2,100	\$3,700	\$5,400
Importance Code A	\$31,300		\$400	
Importance Code B	\$61,200	\$2,100	\$3,400	\$4,700
Importance Code C	\$13,200			\$700
Total	\$105,700	\$2,100	\$3,700	\$5,400



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 #: 14724

Architecture		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$2,400	
Masonry: Brick	93%			LIFE	* *	5	\$22,600	
Window Wall	5%			2053	* *	5	\$2,300	
Windows								
Aluminum	97%			2049	* *	5	\$1,900	
	Location	i : At Windo		Area Affe	cted : 10%			
		tion : Rusti	ng Lintels					
Metal Louvers	3%			2036	* *	10	\$400	
Roof	0.507			2020	ale de	10	<b>#21.50</b> 2	
Single Ply Membrane	95%		#1 <b>=</b> 000	2038	* *	10	\$31,500	
Skylight, Plastic		Now	\$17,800	2038	**	1		
		issing Elem 1 : Through	ents, Extent : Seve out	re, Area 1	Affected : 30%			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
terior								
Floors	<b>70</b> /			LIDE	* *	-	<b>#</b> 4.000	
Cast in Place Concrete	5%			LIFE	* *	5	\$4,000	
Ceramic Tile	5%			2042	**	5	\$900	
Quarry Tile	5%		¢21 200	2038		5	\$1,400	
Vinyl Tile	85%		\$21,200 tent : Moderate, Ar	2033	\$423,600	3	\$5,900	
			ient : Moaeraie, Ar out 1st Floor	ea Affect	ea : 10%			
T , ' 337 11	Locuitor	i . Inrougn	out 1st Floor					
Interior Walls Cast in Place Concrete	5%			LIEE	* *	10	\$3,400	
Cast in Flace Concrete  Ceramic Tile	5%			LIFE 2042	* *	10 5	\$1,400	
Concrete Masonry Unit	90%			LIFE	* *	5	\$1,400 \$19,600	
Ceilings	9070			LIFE		3	\$19,000	
AcousTileSusp.Lay-In	30%			2038	* *	5	\$5,300	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$2,200	
Metal Panel	60%			LIFE	* *	5-10 5	\$2,200	
ite Pavements	0070			LIFE			\$20,400	
On-Site Walkways								
Asphalt	90%			2036	* *			
Cast in Place Concrete	10%			2038	* *			
Cust in Fluce Concrete	10/0			2030				

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

Under 600 Volts

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 #: 14724

Electrical	Current Repair	Future	e Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2033	\$7,400	5	\$100				
	Other Observation, Extent : Light, Are	ea Affected	: 100%						
	Location : Electrical Room								
·	Explanation: One 400 Ampere Main	n Disconnec	et Switch						
Transformers									
Dry Type	100%	2031	\$26,100	5					
	Other Observation, Extent : Light, Are	ea Affected	: 100%						
	Location: Electrical Room								
	Explanation: One 112.5 Kilovolts A	mperes, 480	0 High Voltage 20	8/120 Le	ow Voltage				
Raceway	-0.4			_					
Conduit	5%	2053	**	1					
Conduit	95%	2033	\$15,000	1					
Panelboards									
Fused Disc Sw	4%	2032	\$1,600	5					
Fused Disc Sw	1%	2049	* *	5					
Molded Case Bkrs	95%	2032	\$37,000	5	\$300				
Wiring									
Thermoplastic	95%	2033	\$18,500	1					
Thermoplastic	5%	2053	* *	1					
Motor Controllers									
Locally Mounted	100%	2031	\$57,900	5	\$100				
Ground									
Grounding Devices	1000/		4. 4.	_					
Generic	100%	LIFE	* *	5	\$400				
Lighting									
Interior Lighting	000/	•••	ate ate	4.0	444400				
Fluorescent	98%	2038	* *	10	\$11,100				
	T-8 Lamps And Fixtures, Extent: Light		ected : 100%						
	Location: Throughout The Building								
LED	2%	2041	* *						
Egress Lighting									
Emergency, Service	60%	2038	* *	1					
Exit, Service	40%	2033	\$2,100	1					
Exterior Lighting									
LED	20%	2041	* *						
No Component	80%								
Alarm									
Security System									
Generic	100%	2038	* *	1	\$4,600				
	Other Observation, Extent : Light, Are	ea Affected	: 100%						
	Location: Inside And Outside								
	Explanation: CCTV Surveillance Co	amera							

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 #: 14724

Electrical	Current Repair	Future Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority	
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2038 * *	1-3	\$7,600		
_	Other Observation, Extent : Light, Area	a Affected : 100%				
	Location: Throughout The Building					
	Explanation : Strobe Lights, Horns, A And Fire Alarm Panel	larm Bell, Manual Pull Bo	x Stations	, Smoke Detectors		

Mechanical		Current	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2053	* *	1		
Distribution Central Plant Steam Piping/Pmp	100%	0-2	\$16,900	2043	* *	4	\$600	
			oderate, Area Affec ing Pump Corrodea					
Terminal Devices Air Handler		_	\$68,000 int : Moderate, Area oor. The Air Handli			1	\$2,100	
Convector/Radiator	70%			2038	* *	1	\$2,800	
Air Conditioning Energy Source Electricity	100%			2041	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	90%	0-2	\$59,500	2033	\$118,900	2	\$500	
-	-	-	nt : Severe, Area A <u>j</u> e Air Condition Un					
No Component	10%							
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,900	
Exhaust Fans	222/			• • • •	<b>* * * * * *</b>		0.00	
Interior	80%			2028	\$42,800	2	\$300	
Roof	20%			2028	\$4,700	2	\$100	
Plumbing H/C Water Piping Galvanized Steel	100%			2031	\$152,000	1		
Water Heater With Tanks	100%			2031	\$153,900	1		
Electric	100%			2032	\$23,100	4		
Sanitary Piping Cast Iron	100%			LIFE	**	1		

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 HELP SEC - COTTAGE #4

Asset #: 14724

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priorit	y
Plumbing				
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	
Fixtures				
Generic	100%			
Fire Suppression				_
Sprinkler				
Generic	100%	2043 **	1-2 \$3,500	

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

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

#### Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : HELP SEC - MAIN BLDG.

Address : 111 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 68,087 Project Type : HOMELESS SERVICES

Date of Survey : 08-Dec-2021 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,Ph

Block : 1819 Lot : 10 BIN : 1088087

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$2,341,700	\$234,500
Interior Architecture	\$431,200	
Electrical		\$1,326,400
Mechanical	\$420,100	\$2,917,600
Site Enclosure	\$457,200	
Total	\$3,650,200	\$4,478,500
Importance Code A	\$2,341,700	\$234,500
Importance Code B	\$851,300	\$4,244,000
Importance Code C	\$457,200	
Total	\$3,650,200	\$4,478,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$61,000			
Interior Architecture	\$151,800			\$8,900
Electrical	\$85,400	\$11,100	\$11,400	\$13,200
Mechanical	\$94,400	\$11,400	\$28,900	\$19,500
Site Enclosure	\$29,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$425,900	\$26,400	\$44,300	\$45,700
Importance Code A	\$61,000			
Importance Code B	\$256,900	\$26,400	\$44,300	\$45,700
Importance Code C	\$107,900			
Total	\$425,900	\$26,400	\$44.300	\$45,700



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 #: 14720

Architecture	Curren	t Repair	Futur	e Replacement	М	Maintenance			
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority		
Exterior									
Exterior Walls Cast in Place Concrete	Location : Variou	\$822,700 g, Extent : Severe, A s Locations, Front, F Extent : Severe, Area	Rear And	Sides	5	\$176,000	1		
	Exposed Reinforces Location: Exterior Locations	Of Building In Courty ment, Extent : Severe or Concrete Stair New Moderate, Area Affect of Locations	, Area Afj ar Front (	fected : 20% Of Building, Rear	Elevatior	a And Various			
Masonry: Brick Cavity	55%		LIFE	* *	5	\$86,000			
Windows									
Aluminum	95%		2049	* *	5	\$16,800			
Metal Louvers	5% 2-4	\$9,600	2036	**					
		n, Extent : Severe, Ar ouse Mechanical Roc		ed : 20%					
Parapets	1000/			ate ate	-	<b>#117.100</b>			
Cast in Place Concrete	100%		LIFE	* *	5	\$117,100			
Roof Single Ply Membrane	100% Now Adhesion Failure, I Location : Main F	\$1,460,400 Extent : Severe, Area Goof	2041 Affected	**			1		
	Patching Evident, I Location : Main F	Extent : Moderate, Ai loof	rea Affect	ted : 10%					
	Ponding, Extent : S Location : Main F	evere, Area Affected oof	: 20%						
	Other Observation, Location : Main F Explanation : Air	-	a Affecte	d : 20%					
Soffits	Explanation : Illi	1 ocheis							
Cast in Place Concrete	100%		LIFE	* *	5				
nterior									
Floors Cast in Place Concrete	8% 0-2 Cracking/Crumblin Location : Throug	\$33,900 g, Extent : Light, Arc shout	LIFE ea Affecte	* * ed : 10%	5	\$17,800			
Ceramic Tile	7% 0-2 Cracking/Crumblin Location: Throug	\$39,300 g, Extent : Light, Are ghout	2042 ea Affecte	* * ed : 20%	5	\$3,600			
Quarry Tile	15% 4+	\$109,800 ements, Extent : Mod	2046 lerate, Ar	* * ea Affected : 10%	5	\$11,500			
Vinyl Tile	70% Now Cracking/Crumblin Location: Throug	\$96,200 g, Extent : Severe, A ghout, Kitchen	2038 rea Affec	* * ted : 20%	3	\$26,800			

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 #: 14720

Current Repair		<b>Future Replacement</b>		Maintenance			
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
				* *	10		
				* *	5		
				* *	10	\$2,600	
10%			LIFE	* *	10	\$3,900	
		\$147,700	2046	* *	5	\$15,200	
Cracking/	Crumbling,	Extent: Severe, A	rea Affec	ted : 40%			
Location	: Through	out					
Staining/L	Discoloring,	Extent: Moderate	, Area Aj	ffected : 5%			
Location	: 2nd Floo	or Corridor					
Worn/Eroc	ded, Extent	: Severe, Area Affe	cted : 5%	ó			
Location	: Lunchro	om, Throughout					
70%			LIFE	* *	5-10	\$88,400	
						-	
100%	0-2	\$457,200	2059	* *			
	_	ents, Extent : Seven	re, Area 1	Affected : 20%			
Corrosion	Rusting, E	xtent : Severe, Area	a Affected	d : 40%			
	_						
100%	Now	\$29,300	2063	* *			
			rea Affec	ted : 80%			
_	_						
		<u> </u>					
30%			2036	* *			
70%			2046	* *			
100%			2036	* *			
	10% 75% 5% 10% 30% Cracking/Location Staining/L Location Worn/Eroc Location 70%  100% Broken/M Location Corrosion Location 100% Cracking/L Location 30% 70%	10% 75% 5% 10% 30% Now Cracking/Crumbling, Location: Through Staining/Discoloring, Location: 2nd Floo Worn/Eroded, Extent Location: Lunchroe 70%  100% 0-2 Broken/Missing Elem Location: Various Corrosion/Rusting, E. Location: Entire  100% Now Cracking/Crumbling, Location: Loading	10% 75% 5% 10% 30% Now \$147,700 Cracking/Crumbling, Extent: Severe, And Location: Throughout Staining/Discoloring, Extent: Moderate Location: 2nd Floor Corridor Worn/Eroded, Extent: Severe, Area Affe Location: Lunchroom, Throughout 70%  100% 0-2 \$457,200 Broken/Missing Elements, Extent: Severe Location: Various Corrosion/Rusting, Extent: Severe, Area Location: Entire  100% Now \$29,300 Cracking/Crumbling, Extent: Severe, Area Location: Loading Dock Area, Garba, 30% 70%	Total (Years)  10%     LIFE     75%	Total (Years)   FY	Total (Years)   FY   (Yrs)	Total (Years)

Electrical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2033	\$24,700	5	\$300	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Electrical Room					
	Explanation : One 1,200 Ampere Mai	n Disconi	nect Switch			

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

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

Asset #: 14720

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Transformers									
Dry Type	100%			2031	\$26,100	5	\$300		
			xtent : Light, Area	Affected	: 100%				
		: Electrica			0 55 777				
		tion : One 1 Low Volta	100 Kilovolts Ampe ge	res And	One 75 Kilovolts A	mperes 4	180 High Voltage		
Switchgear / Switchboard									
Fused Disc Sw	100%			2033	\$158,800	5	\$300		
Raceway	1000/			• • • • •	0.1.0.000				
Conduit	100%			2033	\$113,200	1			
Panelboards	100/			2022	фо. ооо	_	<b>#200</b>		
Fused Disc Sw	10%			2032	\$8,800	5	\$200		
Molded Case Bkrs	90%			2032	\$78,900	5	\$1,600		
Wiring	1000/			2022	<b>#1</b> 60 000				
Thermoplastic	100%			2033	\$169,800	1			
Motor Controllers	000/			2021	Ø1/O 100	_	<b>#</b> 400		
Locally Mounted	80%	<b>N</b> I	¢40.500	2031	\$162,100 * *	5	\$400		
Locally Mounted	20%		\$40,500	2053		5			
		-	ent : Severe, Area A cal Room Penthou		100%				
C1	Locuiton	. Mechani	cui Room i eninou.	se					
Grounding Devices									
Grounding Devices  Generic	100%	2-4	\$10,200	LIFE	* *	5	\$1,000		
Generic			oderate, Area Affe		0%	3	\$1,000		
		: Water M		. 100	070				
Stand-by Power	230411011								
Transfer Switches									
Automatic	100%			2031	\$13,400	1	\$21,000		
Generators					4-2,.00		+,		
Diesel	100%			2029	\$106,100	1	\$26,400		
		ervation, E	xtent : Light, Area				4-0,		
		: Generate	-						
	Explana	tion : One	40 Kilowatts						
Batteries									
Lead/Acid	100%			2024	\$2,400	5	\$2,500		
Fuel Storage									
Day Tank	50%			2032	\$12,500	5			
Main Tank	50%			2036	* *	5			
Lighting									

Lighting

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 #: 14720

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting	200/		• • • •	4404 400	4.0	<b>0.10 -0.0</b>	
Fluorescent	30%		2028	\$303,500	10	\$18,700	
	T-12 Lamps And Fix Location : Through	-	, Area A <u>f</u>	fected : 100%			
Fluorescent	60%		2038	* *	10	\$37,500	
	T-8 Lamps And Fixto Location : Through	_	Area Affe	ected : 100%			
Fluorescent	10%		2038	* *	10	\$6,200	
	Compact Fluorescer Location : Hallwa	-	ht, Area	Affected : 100%			
Egress Lighting							
Emergency, Service	40%		2028	\$16,400	1		
Emergency, Service	15%		2038	* *	1		
Exit, Service	40%		2038	* *	1		
Exit, Service	5%		2028	\$1,400	1		
Exterior Lighting							
LED	20%		2038	* *			
No Component	80%						
llarm Security System							
Generic	50%		2038	* *	1	\$12,700	
	Other Observation, Location: Inside A	Ind Outside		: 100%			
		V Surveillance Can					
Generic	50%		2028	\$62,400	1	\$12,700	
	Other Observation, Location: Exit Do	-	Affected	: 100%			
	Explanation : Intri	ısion Alarm					
Fire/Smoke Detection							
Generic, Digital	100%		2033	\$171,500	1-3	\$43,200	
	Other Observation,	-	Affected	: 100%			
	Location : Through	-					
	Explanation : Stroe Fire Alarm Panel	be Lights, Horns, Al	arm Bell,	Smoke Detectors,	Manual	Pull Stations And	

Mechanical	Current Re	pair F	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)		Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Plant Campus Steam / PRV	100%	20	053	**	1		
Distribution Central Plant Steam Piping/Pmp	100%	20	043	* *	4	\$3,400	

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 #: 14720

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
Terminal Devices								
Convector/Radiator	95%			2031	\$516,600	1	\$20,900	
Fan Coil Unit/Heat	5%			2028	\$82,400	1	\$1,100	
air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment			*** ***				*	
Absorption Chiller/Direct Fire	10%		\$91,400	2033	\$182,800	1	\$6,600	
		ervation, E 1 : Penthou	Extent : Moderate, A se	Area Affe	cted : 100%			
	Explana	tion : Unit	Is Not Working					
Exterior Pkg Unit - Cooling	30%	0-2	\$43,700	2033	\$218,700	2	\$1,000	
Ü		vice, Exten 1 : Second I	t : Severe, Area Aff Floor	ected : 4	0%			
Split Unit	20%			2033	\$315,800			
Window/Wall Unit	40%			2028	\$100,800	1		
Heat Rejection	1070			2020	ψ100,000	-		
Water Cooling Tower	Location Not in Ser	ent, Extent 1 : Roof. Un vice, Exten	\$167,900 : Moderate, Area A nit Is Leaking t : Severe, Area Aff			2	\$54,800	
Ventilation	Localion	i : Kooj. Or	nit Is Not Working					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,100	
Exhaust Fans							·	
Interior	80%			2033	\$235,900	2	\$1,700	
Roof	20%			2033	\$25,800	2	\$400	
lumbing								
H/C Water Piping								
Galvanized Steel	100%			2031	\$848,900	1		
HW Heat Exchanger Steam Fired		Extent : M	\$160,800 Toderate, Area Affec Bit Corroded	2043 cted : 10	* *	4	\$6,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	Leak Evid	Now ent, Extent a : Roof Are	\$11,700 : Severe, Area Affe	LIFE cted : 10	* *	1		
Sewage Ejector(s) Electric	100%			2028	\$34,800	4	\$4,100	
Fixtures Generic	100%							

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 HELP SEC - MAIN BLDG.

Asset #: 14720

Mechanical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Seve	re, Area Affected : 1	100%			
	Location : 1st Floor To 2nd Flo	or				
	Explanation: Not In Service					
Fire Suppression						
Sprinkler						
Generic	100%	2043	* *	1-2	\$19,100	
Chemical System		_		•	_	•
Generic	100%	2028	\$79,700	1-3	\$80,900	

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : HELP SEC - STORAGE BLDG.

Address : 133 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0094.000 / 14739 Yr Built/Renovated :

Area Sq Ft : 2,034 Project Type : HOMELESS SERVICES

Date of Survey : 28-Aug-2020 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 1819 Lot : 10 BIN : 1088092

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical	\$51,700	
Total	\$51,700	
Importance Code A	\$51,700	
Total	\$51,700	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$40,800			
Interior Architecture	\$46,500			\$400
Electrical	\$5,700	\$100		
Mechanical	\$1,400	\$23,300		\$200
Site Enclosure	\$14,900			
Total	\$109,200	\$23,300		\$600
Importance Code A	\$40,800	\$200		\$200
Importance Code B	\$49,900	\$23,100		\$400
Importance Code C	\$18,500			
Total	\$109,200	\$23,300		\$600



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 #: 14739

rchitecture	Cur	rent Repa	ir	Futur	e Replacement	M	aintenance	
ystem Component Type		Date Esti ars)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Masonry: Brick	4% No		\$2,000	LIFE	* *	5	\$200	
	Joint Mortar M Location : Co			ate, Area	Affected : 5%			
Masonry: Brick	86%			LIFE	* *	5	\$5,300	
Metal Coiling Doors	10% No		\$38,800	2052	* *	5	\$1,000	
	Unit Inoperable Location : Ov			ffected :	100%			
Windows								
Glass Block	100%			LIFE	* *	5		
Roof								
Not Accessible	100%							
	Other Observat		: N/A, Area A	ffected :	0%			
	Location : Roo							
	Explanation:	Active Lea	k From Roof	On A Sun	ny Day			
terior								
Floors	1000/ 37		<b>#24</b> 600	20.42	ماد ماد	2	<b>#1.100</b>	
Vinyl Tile	100% No		\$24,600	2042	**	3	\$1,100	
	Adhesion Failu		Severe, Area	Affectea	: 20%			
	Location : Throughout Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location: Thi		Extent : Seve	re, Area 1	Affectea : 50%			
		0	. C 4	1664-	1.1000/			
	Other Observat		: Severe, Are	а Ајјесте	a : 100%			
	Location: Bu	_	7-4 I 17 41-	J J	Emilian and And D	-1:- F		
Interior Walls	Explanation :	<i>Dunaing</i> Л	ιοι in Use, Ab	onaoned	Equipment And D	eoris Eve	rywnere	
Concrete Masonry Unit	50%			LIFE	* *	5	\$300	
Plywood/Hardboard	50% No	NN7	\$3,600	LIFE	* *	3	\$300	
1 ly wood/Haldboald	Dry Rot/Decay, Location: The	Extent : Se			5%			
	Worn/Eroded, E	_	ere Area Affa	cted · 25	%			
	Location: The		, 111 cu 11jje	cu . 23	, <b>u</b>			
	Other Observat	-	· Sovere Are	a Affecte	d · 50%			
	Location: Thi		. Devele, 1116	a 21,,, ec. ec.	N . 50/0			
	Explanation:							

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 #: 14739

Architecture	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated (ears)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Ceilings							
AcousTileSusp.Lay-In	Location : The Misaligned/Bu Location : The Water Penetral	g Elements, Extent : vroughout lging, Extent : Sever vroughout vion, Extent : Severe,	Severe, Area A	ed : 25%	5	\$800	
	Location : Th	roughout					
Exposed Struc: Steel	Location: Th	-					
		: Abandon Equipmen					
Metal Panel	35% N Water Penetrat Location : Th	tion, Extent : Severe,		* * l : 10%	5	\$1,300	
ite Enclosure Fence/Gates Chain Link	•	ow \$14,9 g Elements, Extent : de Of Building		* * Affected : 25%			
ite Pavements							
On-Site Walkways  Cast in Place Concrete	100%		2037	* *			
Parking/Driveway Asphalt	100%		2035	* *			
Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated (ears)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
nder 600 Volts							
Raceway Conduit	100%		2042	* *	1		
Panelboards Molded Case Bkrs	100%		2040	**	5	\$100	
Wiring Thermoplastic	100%		2042	* *	1		

Lighting

Interior Lighting

Fluorescent 100% Now \$5,600 2042 \*\*

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

Location: Throughout The Building

 Exterior Lighting
 30%
 2032
 \$2,800
 10

 No Component
 70%

Alarm

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 #: 14739

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2032	\$1,100	1	\$200	
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location : Outside Perim	eter				
	Explanation : CCTV Surv	eillance Cameras				

Mechanical		Current	Repair	Futu	e Replacement	ent Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating									
Energy Source									
Electricity	100%			2042	**	1			
			Extent : N/A, Area A	ffected :	100%				
		n : Through							
	Explana	tion: This	Is An Unoccupied I	Building					
Conversion Equipment	1000/			2027	<b>0.51.700</b>	2	Ф000		
Radiant Heater	100%	l		2027	\$51,700	2	\$900		
Air Conditioning									
Energy Source Electricity	100%			2040	* *	1			
Conversion Equipment	10070	l		2040		1			
Window/Wall Unit	30%	0-2	\$1,400	2032	\$2,300	1			
window/ wan Omit			Extent : Moderate,		·	1			
		n : 1st Floo		211 Cu 21 <u>j</u>	,ceieu : 10070				
No Component	70%		•						
Plumbing	7070	l							
H/C Water Piping									
Not Accessible	100%								
Water Heater With Tanks									
Electric	100%	ı		2025	\$23,100	4			
Sanitary Piping					. , , , , , , , , , , , , , , , , , , ,				
Not Accessible	100%	ı							
Storm Drain Piping									
Not Accessible	100%	ı							
Sump Pump(s)									
Not Accessible	100%	ı							
Sewage Ejector(s)									
Not Accessible	100%	ı							
Backflow Preventer									
Not Accessible	100%	ı							
Fixtures									
Not Accessible	100%	1							
Fire Suppression									
Fire Pump	1000								
Not Accessible	100%	ı							

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 HELP SEC - STORAGE BLDG.

Asset #: 14739

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

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

Address : 116 WILLIAMS AVENUE @ LIBERTY AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 86,172 Project Type : HOMELESS SERVICES

Date of Survey : 11-Mar-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 3699 Lot : 1 BIN : 3083637

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$470,700	\$112,300
Interior Architecture	\$739,800	\$2,309,800
Electrical	\$815,500	\$546,400
Mechanical	\$212,000	\$1,135,100
Site Pavements	\$287,900	
Total	\$2,525,800	\$4,103,600
Importance Code A	\$470,700	\$112,300
Importance Code B	\$1,552,300	\$3,991,300
Importance Code C	\$502,800	
Total	\$2,525,800	\$4,103,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$38,600		\$27,600	
Interior Architecture	\$111,800			\$10,700
Electrical	\$15,500	\$7,700	\$29,300	\$6,800
Mechanical	\$107,800	\$15,600	\$37,200	\$16,500
Site Enclosure	\$7,800			
Site Pavements	\$7,900			\$400
Total	\$289,500	\$23,400	\$94,100	\$34,400
Importance Code A	\$46,200	\$7,600	\$35,300	\$7,600
Importance Code B	\$190,000	\$15,800	\$58,800	\$26,500
Importance Code C	\$53,400			\$400
Total	\$289,500	\$23,400	\$94,100	\$34,400



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 #: 1973

Architecture	Current R	epair	Futu	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Exterior Walls								
Masonry: Brick	80% Now	\$180,600	LIFE	* *	5	\$112,300		
	Water Penetration, Ex Location : At Bulkhe	-	Affected	: 10%				
Masonry: Limestone	5%		LIFE	* *	5	\$5,300		
Stucco Cement	15%		2036	* *	5	\$52,600		
Windows						•		
Aluminum	98% Now	\$135,100	2047	**	5	\$14,500		
	Ctrwt/Balnc Not Func		ite, Area	Affectea : 10%				
	Location: Throughout		1 100	. 1 100/				
	Other Observation, Ex		Area Affe	cted: 10%				
	Location : Througho		M . 10	·				
16 . 17	Explanation : Dama			**				
Metal Louvers	2% Now	\$600	2040					
	Broken/Missing Eleme Location : Rooftop I		erate, Ar	ea Affected : 10%				
Parapets								
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$10,000		
Masonry: Brick	75%		LIFE	**	5	\$9,700		
	Efflorescence, Extent Location : Througho		Affected .	: 15%				
Metal Panel	5%		2051	* *	5	\$2,500		
Metal: Cage/Fence	5% Now	\$3,000	2036	* *	5	\$2,100		
	Corrosion/Rusting, Ex	tent : Moderate, A	1rea Affe	cted : 15%				
	Location: Recreation Yard On Lower Roof							
	Deformed/Dented, Ex	tent : Moderate, A	rea Affec	cted : 5%				
	Location : Recreatio	n Yard On Lower I	Roof					
Pre-Cast Concrete	5%		LIFE	* *	5	\$4,100		
Roof								
Asphalt Macadam	20% Now	\$34,900	2041	* *	5	\$4,000		
	Cracking/Crumbling,	Extent : Light, Are	ea Affecto	ed : 10%				
	Location: Outdoor	Recreation Area						
	Water Penetration, Ex	tent : Light, Area	Affected	: 5%				
	Location: Outdoor	Recreation Area						
Modified Bitumen	80% Now	\$155,000	2036	* *				
	Miss/Damaged Flashings, Extent: Severe, Area Affected: 10%							
	Location : Upper Ro							
	Seams Open/Split, Ext	ent : Moderate, A	rea Affec	ted: 10%				
	Location: Upper Ro		lung 16	atad . 100/				
	Water Penetration, Ex			nea : 10%				
	Location : Upper Ro	юј Апа Бикпеаа	siairs					

Interior

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 #: 1973

Architecture		Current l	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors						_		
Cast in Place Concrete	10%		Φ.C <b>2</b> .000	LIFE	* *	5	\$25,000	
Ceramic Tile	10%		\$62,900	2034	**	5	\$5,700	
			, Extent : Moderate		fected: 40%			
			And Toilets Throug tent : Light, Area A		100/			
			nem . Ligni, Area A And Toilets Throug		40/0			
Marble Panels	5%		Ana Totteis Throug	LIFE	* *	5	\$4,300	
Vinyl Tile	75%		\$462,000	2031	\$2,309,800	3	\$32,100	
vinyi The			0402,000 nents, Extent : Mode			3	\$52,100	
		_	out Corridors, Dor		**			
		_	, Extent : Severe, Ai		**			
	_	_	out Corridors, Dor					
		_	Moderate, Area Aj		**			
			out Corridors, Dor					
	Patching .	Evident, Ex	tent : Moderate, Ar	ea Affec	ted : 10%			
	Location	ı : Through	out Corridors, Dor	mitories	And Offices			
	Uneven St	ubstrate, Ex	xtent : Moderate, A	rea Affec	ted : 10%			
	Location	ı : Through	out Corridors, Dor	mitories	And Offices			
Interior Walls								
Ceramic Tile		Now	\$56,800	2034	* *	5	\$5,300	
	_	_	, Extent : Light, Are	ea Affecti	ed : 40%			
			And Toilets					
Concrete Masonry Unit	10%			LIFE	* *	5	\$8,500	
Fiberglass Panel	5%			LIFE	* *			
Gypsum Board	10%		\$5,800	LIFE	* *	5	\$12,700	
			, Extent : Light, Are	ea Affecti	ed : 10%			
		ı : Through	out					
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%		\$36,400	LIFE	* *			
		issing Elem 1 : Main En	nents, Extent : Mode atrance	erate, Ar	ea Affected : 25%			
Plaster	63%	Now	\$158,200	LIFE	* *	5	\$39,900	
	_	_	, Extent : Severe, A					
	Location	ı : Stair Toı	wers A And B And I	Dormitor	ies Throughout			
			xtent : Light, Area					
	Location	ı : Stair To	wers A And B And I	Dormitor	ies Throughout			

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 #: 1973

Architecture		Current l	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings AcousTileSusp.Lay-In	10%	Now	\$3,700	2044	* *	5	\$5,700	
The second secon			nents, Extent : Mod		ea Affected : 5%		42,,,,,	
	Location	n : Offices A	And Laundry Room	s Throug	hout			
			, Extent : Light, Are					
			And Laundry Room	_				
			xtent : Moderate, A And Laundry Room.					
Exposed Struc: Concrete			ina Launary Room.	LIFE	**	5	\$1,800	
Metal Panel	10%		\$18,500	LIFE	* *	5	\$1,300	
Wield I dilei			xtent : Moderate, A		cted : 10%	J	Ψ1 1,500	
	Location	n : Kitchen						
Plaster	70%	0-2	\$47,500	LIFE	* *	5	\$49,900	
	_	_	Extent : Moderate	, Area Aj	ffected : 10%			
		n : Recreati		1 00				
		ietration, E n : Recreati	xtent : Moderate, A	irea Affe	cted: 5%			
Site Enclosure	Locuitor	i . Recreati	on Room					
Fence/Gates								
Chain Link		Now	\$7,800	2051	* *			
			ent : Moderate, Are lenmore Avenue	a Affecte	ed : 15%			
Iron Picket	15%		ienmore iivenue	2051	* *			
Free Standing Walls	1070	<u> </u>		2001				
Cast in Place Concrete	100%	)		2051	* *			
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%	0-2	\$4,600	2036	* *			
Cast in Place Concrete			\$4,000 Extent : Moderate					
		n : At Tree I		,,	,			
	Misaligne	ed/Bulging,	Extent : Moderate,	Area Aff	fected : 10%			
	Location	n : At Tree I	Pits					
On-Site Walkways	-00			2025				
Cast in Place Concrete	50%		<b>#2.200</b>	2036	* *	1.2	¢1 200	
Metal	50% Surface W		\$3,300 ling, Extent : Mode	2041 grate Are		1-3	\$1,300	
			Stair To Roof Play		a nyecica . 2570			
			Extent : Severe, Are		d : 100%			
			Stair To Roof Play					
	Explana	tion : Cond	lemned, Not Used					

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 HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)

Asset #: 1973

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

Site Pavements

Parking/Driveway

Asphalt 90% Now \$287,900 2040 \*\*

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

Location: Throughout

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

Location: North Lot

Ponding, Extent: Moderate, Area Affected: 10%

Location : North Lot

Sinking/Subsiding, Extent: Severe, Area Affected: 10%

Location: North Lot

Cast in Place Concrete 10% 2036 \*\*

ectrical		Current Re	epair	Future Replacement		M	aintenance	
stem Component Type	% of l Total	Fail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts								
Service Equipment				• • • • •	000 100	_		
Fused Disc Sw	50%			2031	\$22,100	5	\$200	
			tent : Light, Area	Affected	: 100%			
		: Electrical		ъ.	G . I			
		on : One 2,	000 Ampere Mair					
Fused Disc Sw	50%			2031	\$22,100	5	\$200	
	Other Observation, Extent: Light, Area Affected: 100%							
		: Electrical						
	Explanati	on : One 1,.	200 Ampere Main	Discon	nect Switch			
Switchgear / Switchboard								
Fused Disc Sw	25%			2041	* *	5	\$100	
Fused Disc Sw	50%			2031	\$79,400	5	\$200	
Molded Case Bkrs	25%			2041	* *	5	\$600	
Raceway								
Conduit	25%			2041	* *	1		
Conduit	75%			2031	\$84,900	1		
Panelboards								
Fused Disc Sw	10%			2030	\$11,700	5	\$200	
Fused Toggle Switch	10%	2-4	\$11,700	2056	* *	5	\$100	
			ent : Moderate, Ai	ea Affec	ted : 100%			
	Location	: Basement						
Molded Case Bkrs	75%			2030	\$87,700	5	\$1,700	
Molded Case Bkrs	5%			2039	* *	5	\$100	
Wiring							<u> </u>	
Braided Cloth	30%	2-4	\$51,000	2056	* *	1		
	Insulation 2	Aged, Exten	t : Moderate, Are	a Affecte	d : 100%			
		_	ut The Building					
Thermoplastic	50%			2041	* *	1		
Thermoplastic	20%			2031	\$34,000	1		

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 #: 1973

Electrical	Current Repair	Future	Future Replacement		aintenance
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost   Prio
Inder 600 Volts					
Motor Controllers					
Locally Mounted	100%	2029	\$260,400	5	\$600
Ground					
Grounding Devices	1000/				
Not Accessible	100%				
tand-by Power					
Transfer Switches	1000/	2020	¢12 400	1	\$26.500
Automatic	100%	2029	\$13,400	1	\$26,500
Generators Diesel	100% Now \$106,100	2046	* *	1	\$30,000
Diesei	Engine Inoperable, Extent : Severe, Are			1	\$30,000
	Location: Exterior Side Yard	a rijjecica	. 10070		
	Other Observation, Extent: Light, Area	Affected ·	100%		
	Location : Outside	rijjecica .	10070		
	Explanation : One 188 Kilovolt-ampe	re			
Batteries	.,				
Not Accessible	100%				
Fuel Storage					
Main Tank	100%	2034	* *	5	
	Other Observation, Extent : Light, Area	Affected :	100%		
	Location : Outside				
	Explanation: One 275 Gallon Tank				
ighting					
Interior Lighting					** -**
Fluorescent	5%	2036	**	10	\$3,500
	Compact Fluorescent Light, Extent : Light, Ext	ght, Area A	ffected: 100%		
Fluorescent	45%	2026	\$510,000	10	\$31,500
Puorescent	T-12 Lamps And Fixtures, Extent: Ligh			10	\$31,300
	Location: Throughout	i, 111 cu 11jje	ссии. 100/0		
Fluorescent	50%	2036	* *	10	\$35,000
Fluorescent	T-8 Lamps And Fixtures, Extent: Light,			10	\$33,000
	Location: Throughout	211'eu 21jjee	.ieu . 100/0		
Egress Lighting					
Emergency, Service	30%	2036	* *	1	
Emergency, Battery	20%	2031	\$25,000	10	\$3,700
Exit, Service	30%	2031	\$9,600	1	Ψ5,700
Exit, Service	20%	2036	**	1	
Exterior Lighting	-				
HID	20%	2026	\$78,500	10	\$100
	Other Observation, Extent : Light, Area				·
	Location : Roof				
	Explanation: Operated Via Photocell				
No Component	80%				

Alarm

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 #: 1973

Electrical	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	90%						
Generic	10%		2036	* *	1	\$3,200	
Fire/Smoke Detection							
No Component	90%						
Generic, Analog	10%		2026	\$21,700	1-3	\$5,300	

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2051	* *	1		
Conversion Equipment							
Steam Boiler	100%		2036	* *	1	\$75,500	
	Other Observation, E.	-	Affected	: 100%			
	Location: Basemen	t					
	Explanation: 2 Nat	ural Gas Fired Ste	am Boile	rrs			
Distribution							
Steam Piping/Pump	100%		2041	* *			
Terminal Devices							
Air Handler	45%		2031	\$630,700	1	\$21,200	
Convector/Radiator	50% Now	\$15,200	2036	* *	1	\$11,100	
	Broken, Extent : Ligh	t, Area Affected : 1	0%				
	Location: Traps An	d Thermostats					
Fan Coil Unit/Heat	5% Now	\$27,700	2031	\$92,300	1	\$1,100	
	Not in Service, Extent	·		·		* ,	
	Location: Through	out					
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	10%		2031	\$81,700	2	\$500	
Cooling				. ,			
Window/Wall Unit	40%		2026	\$112,900	1		
	Other Observation, E	xtent : Light, Area					
	Location: 3rd Floor						
	Explanation: Third	Floor Units Main	ained B	Others			
No Component	50%						
Ventilation	2070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$42,500	

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 #: 1973

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ventilation									
Exhaust Fans									
Interior	100%		\$99,100	2031	\$330,300	2	\$1,900		
			: Severe, Area Aff	ected : 1	00%				
	Location:			1.00	2007				
			xtent : Light, Area	Affected	: 20%				
	Location:				0 1111				
Plumbing	Explanatio	n : Some	Large Ceiling Fan	s Have E	seen installea				
H/C Water Piping									
Brass/Copper	100%			2041	* *	1			
Water Heater With Tanks	10070			2041		-			
Gas Fired	100%			2026	\$16,700	2			
Sanitary Piping					4-0,100				
Cast Iron	100%	Now	\$46,900	LIFE	* *	1			
	Blockage /C	logged, E	Extent : Severe, Are		ed : 10%				
	Location:	Kitchen S	Sinks Cannot Be U	sed Becu	ase The Waste Con	nes Back	Up The Floor		
	Drains								
			xtent : Moderate, A	Area Affe	cted : 10%				
	Location:								
G	Explanatio	n: The C	irease Traps Are N	ot Maint	ained And Are Cor	roded			
Storm Drain Piping	1000/	NI	¢5 200	LIEE	* *	1			
Cast Iron	100%		\$5,300	LIFE		1			
	Broken, Extent : Moderate, Area Affected : 10% Location : North Side Over Recreation Room, Probable Cracked Storm Drain Pipe								
Cyman Dyman (g)	Location .	1vorin sii	ie Over Recreation	Room, 1	Tobuble Cruckeu	SiOTHI DI	uin 1 ipe		
Sump Pump(s) Non-Submersible	100%			2031	\$16,800	4	\$1,800		
Backflow Preventer	10070			2031	\$10,000		\$1,000		
No Component	50%								
Generic	50%			2036	* *	1	\$2,300		
Generie		vation E	xtent · Light Area		. 10%	1	Ψ2,500		
	Other Observation, Extent : Light, Area Affected : 10% Location : Basement								
	Explanatio	n : Sprin	kler Service						
Fixtures									
Generic	100%								
Fire Suppression									
Sprinkler									
Generic	100%			2051	* *	1-2	\$21,400		
Fire Pump									
Generic	100%			2040	* *	1	\$14,200		

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : JACKSON FAMILY RESIDENCE

Address : 691 EAST 138TH STREET BTWN CYPRESS AVE. - JACKSON AVE.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 61,000 Project Type : HOMELESS SERVICES

Date of Survey : 26-Jan-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 2567 Lot : 13 BIN : 2003811

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$786,200	
Interior Architecture		\$83,000
Electrical	\$55,900	\$50,000
Mechanical	\$113,200	\$112,100
Site Pavements	\$299,100	
Total	\$1,254,400	\$245,100
Importance Code A	\$786,200	
Importance Code B	\$330,900	\$245,100
Importance Code C	\$137,400	
Total	\$1,254,400	\$245,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$6,500	_	_	\$2,300
Interior Architecture	\$82,200	\$2,200		\$14,400
Electrical	\$1,500	\$2,300	\$1,800	\$2,300
Mechanical	\$45,100	\$29,200	\$14,200	\$6,700
Site Enclosure	\$5,400	\$11,000		
Site Pavements	\$2,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$147,000	\$48,700	\$19,900	\$29,600
Importance Code A	\$9,500	\$3,000	\$3,000	\$5,500
Importance Code B	\$129,700	\$34,700	\$16,900	\$24,200
Importance Code C	\$7,800	\$11,000		
Total	\$147,000	\$48,700	\$19,900	\$29,600



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 JACKSON FAMILY RESIDENCE

Asset #: 52

chitecture	Current	Repair	Futur	e Replacement	M	aintenance				
tem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
erior										
Exterior Walls										
Glass Block	2%		LIFE	* *	5	\$600				
Masonry: Brick	70% Now	\$274,200	LIFE	**	5	\$34,100	1			
	Cracking/Crumbling		rea Affec	eted: 20%						
	Location: Through		100 1	20/						
	· ·	Diagonal Cracks, Extent: Severe, Area Affected: 2%								
	Location: Main Outside Play Area									
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25% Location : Throughout									
	Caulking Deteriorated, Extent: Severe, Area Affected: 25%									
	Location : Control		Aгеи Ајј	естей . 25/0						
Pre-Cast Concrete	28%		LIFE	* *	5	\$44,300				
Windows					_					
Aluminum	100% Now	\$512,000	2057	**	5	\$5,500				
	Air Infiltration, Exte									
	Location: Through	-								
	Glazing Broken/Crac		e, Area A	Iffected: 2%						
	Location: Roof Cu	-	1 100	1 250/						
	Hardware Missing, E		lrea Affe	cted: 25%						
	Location : Through Caulking Deteriorate		to Imag	Affected . 250/						
	Location : Through			Affectea : 25%						
Parapets	• • • • • • • • • • • • • • • • • • • •			di di	_					
Masonry: Brick	20%	7 37/4 4	LIFE	**	5	\$300				
	Other Observation, I		јјестеа :	100%						
	Location : Low Par	•	Title Doof	Mambuana						
M . 1D . 1	Explanation: Low	rarapei Coverea w		**		ΦA 600				
Metal Panel	80%	7 37/4 4	2052		5	\$4,600				
	Other Observation, I		јјестеа :	90%						
	Location : Main Ro	•		Of Boof Site Engl	osumo Con					
Roof	Explanation : Meta	i Guara Katis At Pe	erimeier	Of Roof. Sile Encid	sure Coi	пропені				
Metal Panel	35% 0-2	\$6,500	2045	* *						
iviciai i alici	Deteriorated Finish,			fected · 25%						
	Location: Through		211 ca 21jj	ccica . 2570						
	Seams Open/Split, E.		rea Affec	eted · 1%						
	Location : Roof	1110001010, 11	24 11,,00	. 170						
Modified Bitumen	65%		2040	* *	10	\$42,600				
Soffits										
Cast in Place Concrete	100%		LIFE	* *	5					

Interior

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 JACKSON FAMILY RESIDENCE

Asset #: 52

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior	•			•				•
Floors								
Carpet	5%			2028	\$76,500	3	\$6,600	
Cast in Place Concrete	5%			LIFE	* *	5	\$9,700	
Ceramic Tile	10%		\$48,700	2041	* *	5	\$4,400	
		ded, Extent ı : Bathrooi	: Moderate, Area A n Showers	Iffected :	5%			
Sheet Vinyl/Rubber	10%			2037	* *	5	\$13,300	
Vinyl Tile	70%		\$33,400	2037	* *	3	\$23,200	
	Cracking/	Crumbling,	Extent : Light, Are nce And Exits		ed : 15%	-	<del>+</del> ,	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$10,000	
Glass: Single Pane	2%			LIFE	* *	5	\$1,500	
Gypsum Board	70%			LIFE	* *	5	\$42,100	
Masonry: Brick	3%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	\$1,400	
Gypsum Board	75%			LIFE	* *	5	\$83,000	
Plaster	15%			LIFE	* *	5	\$8,300	
ite Enclosure								
Fence/Gates								
Aluminum Rail	25%			2045	* *	5-10	\$18,200	
	Location	ı : Main Ro	•	lffected :	25%			
			Guard Railing					
Chain Link	15%			2052	* *			
Exposed Struc: Steel		Now	\$5,400	LIFE	* *			
	5		ctent : Severe, Area 2 Gate On East 139	00				
	Other Observation, Extent : Severe, Area Affected : 5% Location : East 139th Street Parking Entrance							
	Explana	tion : Rollii	ng Gate Does Not (	Close Ca	using Security Issu	ies		
Iron Picket	25%			2067	* *			
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
ite Pavements Public Sidewalk								
Cast in Place Concrete	100%	Now	\$106,600	2045	* *			
	Cracking/	Crumbling,	Extent : Severe, Al	rea Affec	eted : 20%			
	Tripping I		ent : Moderate, Are		ed : 5%			

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 JACKSON FAMILY RESIDENCE

Asset #: 52

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%			2045	* *			
Cast in Place Concrete	15%	Now	\$2,400	2045	* *			
	Cracking/	Crumbling,	, Extent : Severe, A	rea Affec	ted : 40%			
	Location	ı : Walkway	v Adjacent To Park	ing Area				
Parking/Driveway								
Asphalt	100%	Now	\$137,400	2047	* *			
	Cracking/Crumbling, Extent: Severe, Area Affected: 30%							
	Location: Throughout Parking Area							
	Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
	Location: Parking Area							
	Other Observation, Extent: Moderate, Area Affected: 5%							
		: Parking		00				
		_	tation Growth					
Activity Yard	•							
Cast in Place Concrete	58%			2052	* *			
Rubber Matting	42%	Now	\$55,200	2042	* *			
	Cracking/Crumbling, Extent: Severe, Area Affected: 80%							
	Location: Throughout Rubber Matted Play Areas							
	Worn/Eroded, Extent : Severe, Area Affected : 80%							
	Location : Throughout Rubber Matted Play Areas							

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost   Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$300	
	Other Observation, Extent : I	ight, Area Affected : 100%	6			
	Location : Electrical Room	Basement				
	Explanation: One 800 And	Three 600 Ampere Main I	Disconnect S	witches		
Switchgear / Switchboard						
Fused Disc Sw	100%	2042	* *	5	\$300	
Raceway						
Conduit	100%	2042	* *	1		
Panelboards						
Fused Disc Sw	5%	2040	* *	5	\$100	
Molded Case Bkrs	95%	2040	* *	5	\$1,500	
Wiring						
Thermoplastic	100%	2042	* *	1		
Motor Controllers						
Locally Mounted	100%	2037	* *	5	\$400	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	

Lighting

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

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

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

Asset #: 52

Electrical	Current Repai	r Futur	Future Replacement		aintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Fluorescent	94%	2037	* *	10	\$52,600		
	T-8 Lamps And Fixtures, E Location : Throughout T		ected : 100%				
Fluorescent	6%	2037	* *	10	\$3,400		
	Compact Fluorescent Ligh Location : Hallways And		Affected : 100%				
Egress Lighting							
Emergency, Battery	50%	2032	\$50,000	10	\$7,400		
Exit, LED	40%	2067	* *	1			
Exit, Service	10%	2032	\$2,600	1			
Exterior Lighting							
LED	20%	2040	* *				
No Component	80%						
Lightning Protection							
Arresters/Cabling							
Generic	100%	2047	* *	5	\$700		
Alarm Security System							
No Component	80%						
Generic	10%	2037	* *	1	\$2,300		
	Other Observation, Extent Location : Inside And Ou	ıtside	: 100%				
	Explanation : CCTV Sur	veillance Camera					
Generic	10%	2032	\$11,200	1	\$2,300		
	Other Observation, Extent						
	Location: Some Offices,	•					
	Explanation : Intrusion A	llarm And Motion Sens	sor				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2032	\$46,100	1-3	\$11,300		
	Other Observation, Extent Location : Throughout T		: 100%				
	Explanation : Strobe Lig Panel	hts, Horn, Bell. Smoke	Detector, Manual	Pullbox,	Fire Alarm		

Mechanical	Curren	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2052	* *	1		

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 JACKSON FAMILY RESIDENCE

Asset #: 52

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2045	* *	1	\$30,200	
			Extent : Light, Area	Affected	: 100%			
		n : Basemer		n :1 - 1	7	T D H	7.11.14	
Distriction	Explana	ttion : 2 Ga	s Fired Hot Water I	Boilers. E	Aquipment Appears	s Io Be W	ell Maintained	
Distribution Hot Wtr Piping/Pump	100%	Now	\$6,500	2048	* *	4	\$3,000	
Hot wit Fiping/Fump			: Moderate, Area A			4	\$3,000	
			t. Leaking Hot War					
Terminal Devices	20041101		200	.c. 1 ip	>			
Air Handler	10%	ı		2032	\$112,100	1	\$3,800	
Convector/Radiator	90%			2037	**	1	\$17,700	
Air Conditioning							4-1,700	
Energy Source								
Electricity	100%	ı		2048	* *	1		
Conversion Equipment								
Split Unit	8%			2027	\$113,200			
			Extent : Light, Area	Affected	: 100%			
		n : Lower Ro	-					
			riorated Condenser	Pipe Ins	sulation			
Split Unit		Now	\$28,300	2042	* *			
	Malfunctioning, Extent: Moderate, Area Affected: 100%							
	Location: Pre-kindergarten And Toddler Room							
	Unit Inoperable, Extent : Moderate, Area Affected : 100% Location : Lower Roof							
			-		1 1000/			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Lower Roof Outdoor Units, Pre-kindergarten And Toddler Room Indoor Units							
			-		-			
			oor Unit Defective Malfunctioning.	2 G /. K	ooms Affectea Pre	-кınaerge	arten Ana 10aaier	
Window/Wall Unit		Now	\$1,100	2025	\$22,600	1		
Willdow/ Wall Offit			nt : Moderate, Ared			1		
			Wall Unit In Confe					
No Component	80%		<u> </u>					
Distribution	0070	•						
Ductwork/Diffusers	10%	Now	\$1,000	LIFE	* *	2	\$7,900	
2 det Silv Dillasell			Extent : Light, Area		d : 2%	_	Ψ1,500	
		n : Basemer	-	00				
	Other Ob	servation, E	Extent : Light, Area	Affected	: 10%			
			nt And 2nd Floor M					
	Explana	tion : Duct	work In Basement 2	and Mult	ipurpose Room 2n	d Floor		
No Component	90%	ı						
/entilation								
Distribution Ductwork/Diffusers	100%			LIFE				

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 JACKSON FAMILY RESIDENCE

Asset #: 52

Mechanical	Current Repair	Future Replacement Mainter		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Exhaust Fans						
Roof	99%	2037	* *	2	\$1,900	
	Other Observation, Extent : Light, Area Location : Roof					
	Explanation: Equipment Appears To	Be Well M				
Wall Unit	1%	2037	* *	2		
	Other Observation, Extent : Light, Area Location : Basement Boiler Room Explanation : 1 Unit	ı Affected	: 100%			
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2052	* *	1		
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location : Basement					
	Explanation : Booster Pump					
Sanitary Piping	1000/		de de			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/		de de			
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/		<b>011</b> 000		44.000	
Non-Submersible	100%	2032	\$11,900	4	\$1,900	
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators	1000/	LIEE	* *			
Hydraulic	100%	LIFE				
	Other Observation, Extent: Light, Area Location: 1st To 2nd Floor Explanation: 1 Unit	i Affected	: 100%			
Fire Suppression	ехрининоп . 1 Опи					
Sprinkler	1000/	20.42	ملد علد	1.0	ф1 <b>7</b> 100	
Generic	100%  No Backflow Preventer, Extent: Light,  Location: Basement	2042 Area Affed	* * cted : 100%	1-2	\$17,100	

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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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : JAMAICA ASSESSMENT CENTER

Address : 175-10 88TH AVENUE

Borough : QUEENS Agency's Number : CQR1
Program / Asset # : DHS0087.000 / 4459 Yr Built/Renovated : 1933 / 2007

Area Sq Ft : 30,690 Project Type : HOMELESS SERVICES

Date of Survey : 21-Dec-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 9833 Lot : 4 BIN : 4448804

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$621,300	
Interior Architecture		\$625,100
Electrical		\$311,900
Mechanical		\$485,100
Total	\$621,300	\$1,422,100
Importance Code A	\$621,300	
Importance Code B		\$797,100
Importance Code C		\$625,100
Total	\$621,300	\$1,422,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$33,300			
Interior Architecture	\$76,300	\$6,800	\$2,000	
Electrical	\$2,400	\$2,200	\$2,600	\$2,100
Mechanical	\$37,400	\$66,300	\$5,000	\$4,200
Site Enclosure	\$5,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$158,600	\$79,300	\$13,500	\$10,300
Importance Code A	\$36,400	\$3,100	\$3,000	\$3,000
Importance Code B	\$94,900	\$76,200	\$10,500	\$7,200
Importance Code C	\$27,400			
Total	\$158,600	\$79,300	\$13,500	\$10,300



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 #: 4459

rchitecture		Current	Repair	Futur	e Replacement	M		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls Masonry: Brick	36%	0-2	\$103,200	LIFE	**	5	\$12,800	
	Location	: All Faca			a Affected : 30%			
Masonry: Brick	Expansion	Now Joint Fail : Bulkhea	\$172,000 ure, Extent : Severe d	LIFE , Area A	* * ffected : 40%	5	\$21,400	1
			xtent : Severe, Area e A, Several 4th Flo					
Pre-Cast Concrete	2%			LIFE	* *	5	\$2,300	
Stucco Cement	2%			2043	* *	5	\$1,800	
Windows							•	
Aluminum	100%	Now	\$14,600	2046	* *	5	\$1,600	
			xtent : Severe, Area e A On The 4th Floo	00	d : 5%			
Parapets								
Masonry: Brick	Diagonal		\$14,500 tent : Moderate, Ar out Stucco On Bric			5	\$2,400	
			xtent : Severe, Area d Exterior Face	Affected	d : 30%			
Masonry: Brick	40%			LIFE	* *	5	\$2,100	
Masonry: Limestone	5%			LIFE	* *	5	\$300	
Metal Rail	5%			2043	* *	5-10	\$4,700	
Pre-Cast Concrete	5% Water Pen Location	etration, E	\$4,200 Extent : Severe, Area	LIFE Affected	* * d : 40%	5	\$1,600	
	Location	: Main Ro	Extent : Severe, Arec of ing Coping Stone F		d : 40%			
Roof			8 - 1 - 8					
Modified Bitumen	Ponding, I	Now Extent : Mo : Main Ro	\$272,400 oderate, Area Affect of	2040 red : 5%	* *			1
			xtent : Severe, Area 101, 405, 411 And C		d : 20%			
Skylight, Metal/Glass	Broken/Mi	Now issing Elen : Through	\$73,700 nents, Extent : Mode	2040 erate, Ar	* * ea Affected : 50%			

Interior

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 #: 4459

Architecture Current Repair Future Replacement	Future Replacement Maintenance			
System Component Type  % of Fail Date Estimated Cost FY  Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Interior				
Floors				
Cast in Place Concrete 2% Now \$1,500 LIFE **	5	\$2,000		
Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Stairs Steps				
Ceramic Tile 5% 2039 **	5	\$2,300		
Quarry Tile 20% 2035 **	5	\$13,600		
Terrazzo 38% Now \$31,400 LIFE **	5	\$13,400		
Cracking/Crumbling, Extent : Light, Area Affected : 10%				
Location : Throughout Steps				
Vinyl Tile 35% 2035 **	3	\$5,900		
Interior Walls				
Ceramic Tile 15% 2033 \$625,100	5	\$11,600		
Concrete Masonry Unit 10% LIFE **	5	\$3,100		
Gypsum Board 15% LIFE **	5	\$7,000		
Plaster 60% Now \$22,100 LIFE **	5	\$14,000		
Water Penetration, Extent : Severe, Area Affected : 5%				
Location: Staircase A, Room 401 And Other 4th Floor Units				
Ceilings				
AcousTileSusp.Lay-In 15% 2043 **	5	\$6,800		
Gypsum Board 10% LIFE **	5	\$5,700		
Plaster 75% Now \$20,100 LIFE **	5	\$21,200		
Cracking/Crumbling, Extent : Severe, Area Affected : 5%				
Location: Staircase A, Throughout 4th Floor				
Site Enclosure				
Fence/Gates				
Chain Link 100% Now \$5,200 2050 **				
Broken/Missing Elements, Extent : Severe, Area Affected : 2%				
Location: Gate On 175th Street				
Site Pavements				
Public Sidewalk				
Cast in Place Concrete 100% 2043 **				
On-Site Walkways				
Cast in Place Concrete 100% 2043 **				
Parking/Driveway				
Asphalt 60% 2039 **				
Cast in Place Concrete 40% 2043 **				
Activity Yard				

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

Under 600 Volts

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 #: 4459

Electrical		Current Repair	Future	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts	•		•				
Service Equipment							
Fused Disc Sw	100%		2030	\$14,700	5	\$100	
	Other Obs	ervation, Extent : Light, Ar	ea Affected :	100%			
	Location	: Electrical Room					
	Explanat	ion : Main Service Discon	nect Switch I	Rated At 800 Amp	eres.		
Switchgear / Switchboard							
Fused Disc Sw	100%		2030	\$95,300	5	\$100	
Raceway							
Conduit	90%		2030	\$36,300	1		
Conduit	10%		2040	* *	1		
Panelboards							
Fused Disc Sw	5%		2029	\$2,900	5		
Molded Case Bkrs	85%		2029	\$49,700	5	\$700	
Molded Case Bkrs	10%		2038	* *	5	\$100	
Wiring							
Thermoplastic	90%		2030	\$51,200	1		
Thermoplastic	10%		2040	* *	1		
Motor Controllers							
Locally Mounted	100%		2028	\$115,800	5	\$200	
Ground				·			
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	
ighting							
Interior Lighting							
LED	100%		2038	* *			
Egress Lighting							
Emergency, Battery	50%		2038	* *	10	\$3,700	
Exit, Service	50%		2038	* *	1		
Exterior Lighting							
HID	30%		2030	\$42,000	10		
No Component	70%			. ,			
.larm							
Security System							
No Component	70%						
Generic	30%		2035	* *	1	\$3,400	
		ervation, Extent : Light, Ar		100%		<b>,</b> , , , ,	
		: Hallways And Outside P					
		ion : CCTV Surveillance C					
Fire/Smoke Detection	1						
Generic, Digital	100%		2035	* *	1-3	\$18,900	
, 6		ervation, Extent : Light, Ar		100%	-		
		: Throughout The Building					
		ion : Strobe Lights, Manua		ns. Alarm Bells. S	moke De	tectors	

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 #: 4459

Mechanical	Current Repair	Future Replacement	placement Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%  Other Observation, Extent : Light, A Location : Underground Vault In F		1		
Conversion Equipment Steam Boiler	Explanation: One 5,000 Gallon To  100%  Other Observation, Extent: Light, A Location: Basement Boiler Room Explanation: 1 Dual Fuel Section.	2043 ** Irea Affected : 100%	1	\$30,400	
Distribution Steam Piping/Pump	100% 0-2 \$4,80 Insul. Deteriorating, Extent: Moder Location: Boiler Room	00 2030 \$240,000			
Terminal Devices Convector/Radiator	100% On Extended Life, Extent : Moderate Location : Throughout	2028 \$245,100 e, Area Affected : 100%	1	\$9,900	
Air Conditioning Energy Source Electricity	100%	2038 **	1		
Conversion Equipment Window/Wall Unit No Component	40% 60%	2025 \$45,400	1		
Ventilation Distribution Ductwork/Diffusers No Component	15% 85%	LIFE **	2-5	\$2,600	
Exhaust Fans Interior Roof No Component	5% 10% 85%	2030 \$6,600 2030 \$5,800	2 2	\$100	
Plumbing H/C Water Piping Brass/Copper	100% 0-2 \$19,20 Loose, Extent: Moderate, Area Affe Location: Raising Valves, Various Other Observation, Extent: Modera Location: Water Main Piping, Bas Explanation: Insulation Needed	cted : 80% Locations In Basement ste, Area Affected : 20%	1		
Water Heater With Tanks Gas Fired HW Heat Exchanger	100%	2025 \$16,700	2		
Steam Fired	100%	2040 **	4	\$4,600	

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 JAMAICA ASSESSMENT CENTER

Asset #: 4459

Mechanical	Current Repair	Future Re	Future Replacement		Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing									
Sanitary Piping									
Cast Iron		7,600 LIFE	* *	1					
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	On Extended Life, Extent : Mode	rate, Area Affected :	100%						
	Location : Throughout								
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
	On Extended Life, Extent : Mode	rate, Area Affected :	100%						
	Location : Throughout								
Sump Pump(s)									
Non-Submersible	100%	2030	\$6,000	4	\$600				
Backflow Preventer									
Generic	100%	2030	\$13,400	1	\$1,900				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	**						
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Basement To 4th Flo		_						
	Explanation: 1 Unit. Repair P	arts Are Out Of Mar	ket.						
Fire Suppression									
Sprinkler	0.507								
No Component	95%	2020	<b>#20 #</b> 20	1.0	<b></b>				
Generic	5%	2030	\$20,700	1-2	\$400				

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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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : JAMAICA ASSESSMENT CENTER / ANNEX

Address : 175-10 88TH AVENUE

Borough : QUEENS Agency's Number : CQR1
Program / Asset # : DHS0087.010 / 4465 Yr Built/Renovated : 1933 / 2009

Area Sq Ft : 9,000 Project Type : HOMELESS SERVICES

Date of Survey : 21-Dec-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 9833 Lot : 4 BIN : 4448804

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$72,600	
Mechanical	\$86,200	\$142,300
Total	\$158,800	\$142,300
Importance Code A	\$72,600	
Importance Code B	\$86,200	\$142,300
Total	\$158,800	\$142,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$79,500	\$11,100	\$800	
Interior Architecture	\$16,300	\$3,900	\$500	
Electrical	\$700	\$600	\$800	\$600
Mechanical	\$7,400	\$12,800	\$1,400	\$1,200
Total	\$103,800	\$28,400	\$3,500	\$1,900
Importance Code A	\$80,300	\$12,000	\$1,700	\$900
Importance Code B	\$7,200	\$16,500	\$1,800	\$1,000
Importance Code C	\$16,300			
Total	\$103,800	\$28,400	\$3,500	\$1,900



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 #: 4465

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	* *	5	\$4,700	
Masonry: Brick	48%		\$72,600	LIFE	* *	5	\$9,000	
			rod, Extent : Severe ides Of 4 Story Buil		fected : 20%			
Pre-Cast Concrete	2%			LIFE	* *	5	\$1,200	
Stucco Cement	25%			2035	* *	5	\$11,800	
Windows							•	
Aluminum	100%			2046	* *	5	\$1,700	
Parapets								
Masonry: Brick	15%	Now	\$33,200	LIFE	* *	5	\$500	
		Crumbling, 1 : Stair Bu	, Extent : Severe, A Ikhead	rea Affec	ted : 100%			
Masaumu Duiala			тинеци	LIDD	* *		\$2,000	
Masonry: Brick	55%		\$7,100	LIFE	* *	5	\$2,000	
Pre-Cast Concrete		Now	. ,	LIFE		5	\$1,100	
			, Extent : Severe, A lkhead And Parape		ted : 100%			
Wood Cornice	25%			2040	* *	5-10	\$11,800	
Roof								
Asphalt Shingle	70%			2039	* *	10	\$1,400	
Modified Bitumen	30%	Now	\$39,100	2040	* *			
			xtent : Severe, Arec or Corridor, Room 4					
Interior								
Floors								
Quarry Tile	35%			2035	* *	5	\$7,900	
Terrazzo	35%			LIFE	* *	5	\$4,100	
Vinyl Tile	28%			2035	* *	3	\$1,600	
Wood	2%			2058	* *	5	\$600	
Interior Walls							* * * * * * * * * * * * * * * * * * * *	
Ceramic Tile	15%			2039	* *	5	\$3,400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Gypsum Board	20%			LIFE	* *	5	\$2,700	
Plaster		Now	\$14,600	LIFE	* *	5	\$3,700	
Tuster			, Extent : Severe, A		ted: 10%	5	ψ3,700	
			At 1st And 4th Floo					
			xtent : Severe, Area		1 · 5%			
		ı : Stair D		, 1157 00000				
Ceilings								
Gypsum Board	20%			LIFE	* *	5	\$3,600	
Plaster	80%			LIFE	* *	5	\$7,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	* *			
Retaining Walls				_		_		
Cast in Place Concrete	100%	ı		2065	* *			
Cast in Place Concrete	100%			2065	**			_

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 #: 4465

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2043	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2043	* *			
Parking/Driveway							
Asphalt	100%		2039	* *			

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	\$7,400	5		
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : Electrical Room					
	Explanation: Main Service Disconn	ect Switch	Rated At 400 Amp	eres.		
Raceway						
Conduit	100%	2030	\$9,700	1		
Panelboards						
Fused Disc Sw	5%	2029	\$1,000	5		
Molded Case Bkrs	95%	2029	\$18,500	5	\$200	
Wiring						
Thermoplastic	100%	2030	\$11,900	1		
Motor Controllers						
Locally Mounted	100%	2047	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
LED	100%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$1,100	
Exit, Service	50%	2038	* *	1		
Exterior Lighting						
HID	30%	2030	\$12,300	10		
No Component	70%					
Alarm						
Security System	-00/					
No Component	70%	• • • •			4.0	
Generic	30%	2035	**	1	\$1,000	
	Other Observation, Extent: Light, Are		: 100%			
	Location : Hallways And Outside Pe					
	Explanation : CCTV Surveillance Ca	ımeras				

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 #: 4465

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2035 **	1-3 \$5,500	
	Other Observation, Extent : Light, Ar	ea Affected : 100%		
	Location : Throughout The Building			
	Explanation : Strobe Lights, Manua	l Pull Stations, Alarm Bells,	Smoke Detectors	

Mechanical	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Fuel Oil No 2	100%		2040	* *	5	\$2,800	
Conversion Equipment Steam Boiler	100% Other Observation, E. Location : Basemen Explanation : 1 Stea	t Boiler Room	2035 Affected	**	1	\$8,900	
Distribution	•	Botter					
Steam Piping/Pump	100%		2030	\$70,400			
Terminal Devices Convector/Radiator	100% On Extended Life, Ext Location : Througho		2028 ea Affec	\$71,900 ted: 100%	1	\$2,900	
Air Conditioning	-						
Energy Source Electricity	100%		2038	* *	1		
Conversion Equipment Window/Wall Unit No Component	25% 75%		2025	\$8,300	1		
Ventilation	7370						
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$1,000	
No Component	80%						
Exhaust Fans Interior No Component	20% 80%		2030	\$7,800	2	\$100	
Plumbing							
H/C Water Piping Brass/Copper	100% 0-2 Loose, Extent : Moder Location : Raising V	Valves, Various Loc	ations Ir		1		
	Other Observation, E. Location: Water Mo Explanation: Insula	ain Piping, Baseme		cted : 20%			
Water Heater With Tanks Oil Fired	100%		2025	\$86,200	1		

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 #: 4465

Mechanical	Current Repair	Future Re	placement	Ma	aintenance	Priorit
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Plumbing						
HW Heat Exchanger						
Steam Fired	100%	2040	* *	4	\$1,300	
	Other Observation, Extent : Light, Ar	rea Affected : 100	0%			
	Location : Boiler Room					
	Explanation : The Boiler Has A Hea	at Exchanger Fo	r Domestic H	ot Water	Supply	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Moderate, Location : Throughout	, Area Affected :	100%			
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent: Light, Ar	rea Affected : 100	0%			
	Location : Around The Perimeter O	of The Building				
	Explanation : Aluminum Scupper A	nd Leaders Obse	erved			
Sump Pump(s)						
Non-Submersible	100%	2025	\$1,800	4	\$300	
Backflow Preventer						
Generic	100%	2030	\$3,900	1	\$600	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2030	\$6,100	1-2	\$100	

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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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

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

Address : 179-191 E 100TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 85,476 Project Type : HOMELESS SERVICES

Date of Survey : 22-Dec-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 1628 Lot : 24 BIN : 1051796

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$871,100	\$611,400
Interior Architecture	\$2,071,200	\$1,001,300
Electrical		\$1,127,800
Mechanical		\$1,047,000
Total	\$2,942,300	\$3,787,600
Importance Code A	\$871,100	\$611,400
Importance Code B	\$1,655,200	\$3,103,500
Importance Code C	\$416,000	\$72,700
Total	\$2,942,300	\$3,787,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$45,700		\$9,900	
Interior Architecture	\$76,900			\$3,700
Electrical	\$41,400	\$8,000	\$9,400	\$9,600
Mechanical	\$14,000	\$9,900	\$11,400	\$7,800
Site Enclosure	\$4,200			
Site Pavements	\$21,500	\$200	\$200	\$4,200
Total	\$203,600	\$18,000	\$30,900	\$25,200
Importance Code A	\$49,900	\$4,200	\$14,100	\$4,200
Importance Code B	\$114,500	\$13,600	\$16,600	\$16,800
Importance Code C	\$39,200	\$200	\$200	\$4,200
Total	\$203,600	\$18,000	\$30,900	\$25,200



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 #: 3010

Architecture		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$116,200	
Masonry: Brick	45%		\$269,200	LIFE	* *	5	\$66,900	
		ence, Extent n : Through	t : Moderate, Area A out	Affected .	: 15%			
	Vertical C	Cracks, Exte	ent : Light, Area Aff	ected : 5	%			
	Location	n : Through	nout					
Metal, Corrugated	10%	)		2053	* *	1		
Stucco Cement	40%	)		2038	* *	5	\$148,800	
Windows								
Aluminum	90%	Now	\$399,100	2041	* *	5	\$14,300	
		lnc Not Fun n : Through	ect, Extent : Moderd Sout	ate, Area	Affected: 80%			
Metal Clad	10%	)		2041	* *	5	\$19,800	
Parapets								
Masonry: Brick	65%	0-2	\$77,200	LIFE	* *	5	\$6,200	
		tar Miss/Ei n : Through	rod, Extent : Moder cout	ate, Ared	a Affected : 10%			
		servation, I n : Through	Extent : Moderate, 2 20ut	Area Affe	ected : 5%			
	Explana	ition : Crac	ked And Broken Ca	ımelback	Terra Cotta Copir	ig Stones		
Stucco Cement	35%	)		2038	* *	5	\$8,700	
Roof							<b>4</b> - <b>4</b> - <b>4</b>	
Modified Bitumen	95%	Now	\$67,500	2033	\$337,600			
	Blisters, I	Extent : Sev	ere, Area Affected :	5%				
	Location	n : 179 East	t 100th Roof					
	_		oderate, Area Affect t 100th Street	ted : 5%				
			: Moderate, Area A	Affected	. 20%			
			er Community Roo	00				
Skylight, Metal/Glass	5%		\$45,700	2043	* *			
Skylight, Mclai/Glass			\$45,700 Extent : Moderate, A		cted : 10%			
			t 100th Street					
nterior								

Interior

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 #: 3010

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Floors Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Through		LIFE ea Affected	* * d : 10%	5	\$12,800	
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Through		LIFE ea Affected	* * d : 10%	5	\$12,800	
Ceramic Tile	20% Now Cracking/Crumbling, Location: Through		2036 rea Affecto	* * ed : 40%	5	\$11,700	
Vinyl Tile	25% Now Cracking/Crumbling, Location: Through		2033 e, Area Aff	\$789,600 Pected : 20%	3	\$11,000	
Wood	45% Now Deteriorated Finish, Location: Through		2036 Area Affe	* * cted : 40%	5	\$49,400	
Interior Walls							
Ceramic Tile	25% 0-2 Cracking/Crumbling, Location: Through		2036 e, Area Aff	* * ected : 20%	5	\$23,300	
Gypsum Board	65% Now Cracking/Crumbling, Location: Through Water Penetration, E Location: Through	out xtent : Light, Area			5	\$72,700	
Masonry: Fieldstone	5% 4+ Other Observation, E Location: Basemen Explanation: Erod	ıt					
Plaster	5%		LIFE	* *	5-10	\$7,900	
Ceilings Gypsum Board	95% Now Cracking/Crumbling, Location: Through Water Penetration, E Location: Through	out xtent : Light, Area .			5	\$139,000	
Plaster	5%		LIFE	* *	5-10	\$10,100	
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2053	* *			
Retaining Walls  Cast in Place Concrete	100% 4+ Cracking/Crumbling, Location : Exterior	-	2053 ea Affected	* * d : 5%			

#### Site Pavements

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 #: 3010

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$4,200	2038	* *			
	U	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
On-Site Walkways								
Cast in Place Concrete	80%			2038	* *			
Metal	20%	2-4	\$17,300	2043	* *	1-3	\$13,600	
	Surface W	earing/Scal	ling, Extent : Mode	rate, Are	ea Affected : 20%			
	Location	: Exterior	Basement Stairs Th	hroughoi	ıt			

Electrical	Current Repair	Future	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$400	
	Other Observation, Extent: N/L Location: Electrical Rooms	A, Area Affected :	100%			
		iona Datad At 200	Ammanag And 1 20	0. 4	as In 192 And	
	Explanation : Two Main Servi 189 Buildings	ices Kaiea Ai 800 .	Amperes Ana 1,20	Ampero	es In 105 Ana	
Switchgear / Switchboard						
Fused Disc Sw	100%	2043	* *	5	\$400	
Raceway	1000/	• • • •	de de			
Conduit	100%	2043	* *	1		
Panelboards	1000/	20.41	* *	-	Ф2 200	
Molded Case Bkrs	100%	2041	* *	5	\$2,300	
Wiring Thermoplastic	100%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	\$260,400	5	\$600	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,500	
ighting						
Interior Lighting						
Fluorescent	39%	2028	\$495,400	10	\$30,600	
	T-12 Lamps And Fixtures, Exte		fected: 100%			
	Location : Throughout The Br	uilding				
Fluorescent	1%	2038	* *	10	\$800	
	T-8 Lamps And Fixtures, Extend	t : Light, Area Affe	cted : 100%			
	Location: Boiler Room					
LED	60%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$10,300	
Exit, Battery	50%	2038	* *	10	\$2,900	

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

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

Asset #: 3010

Electrical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	10%	2033	\$39,000	10		
No Component	90%					
Alarm						
Security System						
Generic	100%	2033	\$156,700	1	\$31,900	
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location : Throughout T	he Building				
	Explanation: CCTV Sur	veillance System				
Fire/Smoke Detection		_				
Generic, Digital	100%	2028	\$215,300	1-3	\$54,300	

Mechanical	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Energy Source						
Natural Gas	100%	2043	* *	1		
Conversion Equipment						
Hot Water Boiler	50%	2046	* *	1	\$21,100	
	Other Observation, Extent: 1 Location: Basement Buildi Explanation: 2 Units		100%			
Hot Water Boiler	50%	2046	* *	1	\$21,100	
1101 (1400) 2 01001	Other Observation, Extent : I Location : Basement Buildi	N/A, Area Affected :	100%	-	Ψ=1,100	
	Explanation: 3 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2041	* *	4	\$6,300	
Terminal Devices Convector/Radiator	100%	2038	* *	1	\$27,600	
Controls						
Electrical	100%	2028	\$464,100			
ir Conditioning						
Energy Source						
Electricity	100%	2041	* *	1		
Conversion Equipment						
Split Unit	10%	2033	\$198,200			
Window/Wall Unit	90%	2028	\$284,600	1		
entilation						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$15,100	
No Component	80%					
Exhaust Fans						
Roof	20%	2038	* *	2	\$500	
No Component	80%					

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

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

Asset #: 3010

Mechanical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	20%	2043	* *	1		
Galvanized Steel	80%	2038	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2031	\$100,100	2		
	Other Observation, Exte	ent : N/A, Area Affected :	100%			
	Location: Basement C	of 183 And 189				
	Explanation: Two 120	Gallon Units In 183 An	d Two 120 Gallon	Units In	189. Quantity 6	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2026	\$2,600	4	\$2,700	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	75%					
Generic	25%	2043	* *	1-2	\$6,000	

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

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

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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : JOSE GONZALEZ HOUSE

Address : 1177 HOE AVENUE @ HOME ST

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 4,455 Project Type : HOMELESS SERVICES

Date of Survey : 15-Aug-2017 Landmark Status : NONE

Areas Surveyed :

Block : 2745 Lot : 29 BIN : 2006057

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		\$78,700
Mechanical		\$55,900
Total		\$134,600
Importance Code B		\$134,600
Total		\$134,600

10141 \$134,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$179,700			\$3,200
Interior Architecture	\$104,000			\$700
Electrical	\$700	\$500	\$400	\$500
Mechanical	\$11,100	\$800	\$1,000	\$53,000
Total	\$295,600	\$1,200	\$1,400	\$57,300
Importance Code A	\$180,200	\$400	\$400	\$3,600
Importance Code B	\$97,200	\$800	\$1,000	\$53,700
Importance Code C	\$18,200			
Total	\$295,600	\$1,200	\$1,400	\$57,300



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 #: 13580

Architecture	C	Current Repair		<b>Future Replacement</b>		Maintenance		
ystem Component Type		il Date Es Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls		_				_		
Masonry: Brick		Now Miss/Frod	\$39,800 Extent : Severe	LIFE	* *	5	\$5,000	
			le And Through		Jecieu . 2570			
	Spalling, Exte	ent : Moderd	ate, Area Affect	ed : 25%				
	Location: T	hroughout						
	Worn/Eroded, Location : T		oderate, Area A	ffected :	25%			
Masonry: Limestone	15% N	Vow	\$31,200	LIFE	* *	5	\$1,000	
			Extent : Severe	Area Af	fected : 25%			
	Location: T	_	16.7	1.00	1 20/			
	Vertical Crack Location : E		Moderate, Ared	i Affected	d : 2%			
Metal Panel	5%			2029	\$29,200	5-10	\$3,100	
Stucco Cement		Now	\$37,400	2042	* *	5	\$2,800	
	Cracking/Cru Location : T	_	tent : Severe, Ai	ea Affec	ted : 40%			
Windows								
Aluminum	95% N		\$11,500	2045	* *	5	\$600	
	Ctrwt/Balnc N Location : T		Extent : Light, A	rea Affed	cted : 20%			
	-				a Affected : 5%			
	Location : E	East Facade	, Second Floor	Bathroo	m			
Wood	5% N		\$1,500	2054	* *	5	\$300	
	Broken/Missir Location : B	_	, Extent : Mode	erate, Arc	ea Affected : 25%			
	Thermally Inefficient, Extent: Moderate, Area Affected: 50%							
	Location : B							
	Split/Cracked, Location : B		loderate, Area A	Affected :	50%			

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 #: 13580

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%		\$2,500	LIFE	* *	5	\$400	
		tar Miss/Er : Coping	od, Extent : Moder	ate, Area	Affected : 50%			
Masonry: Brick	45%	Now	\$10,600	LIFE	* *	5	\$400	
·		tar Miss/Er : Through	od, Extent : Moder out	ate, Area	Affected : 100%			
		Extent : Mo : Through	derate, Area Affect out	ed : 40%	j			
		led, Extent : Through	: Moderate, Area A out	Iffected :	40%			
Masonry: Limestone	15%	Now	\$5,200	LIFE	* *	5	\$200	
		tar Miss/Er : Through	od, Extent : Moder out	ate, Area	Affected: 40%			
Metal: Cage/Fence	35%	0-2	\$3,900	2049	* *	5	\$1,100	
, and the second		/Rusting, E : Through	xtent : Moderate, A out	lrea Affe	cted : 50%			
		ed Finish, : Through	Extent : Moderate, out	Area Aff	ected : 50%			
Roof								
Built-Up (BUR)	85%	0-2	\$35,300	2039	* *			
	_	ig, Extent : : Through	Moderate, Area Aj out	ffected : d	85%			
		Extent : Mo : Through	derate, Area Affect out	ted : 20%	Ó			
Metal, Corrugated	10%			2027	\$3,200	1		
Skylight, Metal/Glass	5%			2029	\$49,900	10	\$600	

Interior

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 #: 13580

Architecture	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior						
Floors Cast in Place Concrete	10% 0-2 Cracking/Crumbling, Extent : Location : Throughout	\$1,100 LIFE Light, Area Affecte	** ed : 10%	5	\$1,500	
Ceramic Tile	5% 0-2 Cracking/Crumbling, Extent : Location : Throughout	\$400 2038 Light, Area Affecte	* * ed : 10%	5	\$200	
Sheet Vinyl/Rubber	5% Now S Adhesion Failure, Extent: Mo Location: Roof Stairs Punct/Tear/Impact Damage, I Location: Roof Stairs			5	\$300	
Vinyl Tile		Extent : Severe, Are	a Affected : 50%	3	\$2,000	
Interior Walls						
Ceramic Tile	10% 0-2 Cracking/Crumbling, Extent : Location : Throughout	\$2,400 2032 Moderate, Area Af	\$47,500 Gected : 20%	5	\$400	
Gypsum Board	25%  Loose/Delam Surface, Extent Location: Stairwell  Water Penetration, Extent: M Location: Stairwell		-	5	\$1,300	
Wood	65% 4+ \$ Deteriorated Finish, Extent: Location: Throughout	S15,800 LIFE Light, Area Affected	* * d : 20%	5	\$23,000	
Ceilings						
AcousTileSusp.Lay-In	80% Now Stracking/Crumbling, Extent: Location: Throughout Staining/Discoloring, Extent: Location: Throughout			5	\$2,700	
Gypsum Board	20% Now Cracking/Crumbling, Extent: Location: Stairwell Water Penetration, Extent: M Location: Stairwell	-		5	\$1,700	
Site Enclosure						
Fence/Gates Iron Picket	100%	2049	* *			
Site Pavements						

#### Site Pavements

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

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

Asset #: 13580

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2042	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2034	* *			

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2039	* *	5	\$100	
	Other Observation, Location : Baseme	Extent : Light, Area ent	Affected :	100%			
	Explanation : One	e 200 Ampere Main I	Disconnec	t Switch			
Raceway		_					
Conduit	98%		2039	* *	1		
Conduit	2% 2-4		2049	* *	1		
	Corroded, Extent : I Location : Roof	Moderate, Area Affed	cted : 50%	6			
Panelboards	<del>`</del>						
Fused Disc Sw	5%		2037	* *	5		
Molded Case Bkrs	95%		2037	* *	5	\$100	
Wiring							
Thermoplastic	100%		2039	* *	1		
Motor Controllers							
Locally Mounted	98%		2034	* *	5		
Locally Mounted	2% 2-4	\$100	2049	* *	5		
Ž	Corroded, Extent : Location : Roof	Moderate, Area Affec	cted : 50%	6			
Ground	<del>`</del>						
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Stand-by Power						·	
Transfer Switches							
Automatic	100%		2034	* *	1	\$1,400	
Generators							
Natural Gas	Location: Baseme	Extent : Light, Area ent e 5 Kilovolt-ampere	2032 Affected :	\$78,700 - 100%	1	\$1,700	
Lighting	-	•					
Interior Lighting							
Fluorescent	100%		2029	\$30,800	10	\$4,100	
		-			-	+ -, 0	

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.

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

Asset #: 13580

Electrical		Current F	Repair	Futur	re Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Egress Lighting								
Emergency, Service	40%			2029	\$1,100	1		
Emergency, Battery	10%			2029	\$700	10	\$100	
Exit, Service	50%			2029	\$700	1		
Exterior Lighting								
HID	100%			2039	* *	10		
Alarm								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2034	* *	1-3	\$1,400	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance					
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Heating										
Energy Source										
Natural Gas	100%	2039	* *	1						
Conversion Equipment										
Steam Boiler	100%	2034	* *	1	\$4,400					
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location: Basement Boiler	Room								
	Explanation: 1 Unit									
Distribution										
Steam Piping/Pump	100%	2029	\$34,800							
Terminal Devices										
Convector/Radiator	100%	2027	\$35,600	1	\$1,400					
ir Conditioning										
Energy Source										
Electricity	100%	2037	* *	1						
Conversion Equipment										
Exterior Pkg Unit -	20%	2024	\$9,500	2	\$100					
Cooling										
	Other Observation, Extent : L	ight, Area Affected	: 100%							
	Location: Rooftop									
	Explanation: 2 Units Serve	Hallways.								
Window/Wall Unit	5%	2024	\$800	1						
	Other Observation, Extent : L	ight, Area Affected	: 100%							
	Location : 1st Floor - Secur	ity Office								
	Explanation: 1 Unit									
No Component	75%									
Distribution										
Ductwork/Diffusers	20%	LIFE	* *	2	\$1,200					
No Component	80%				, ,,,,,,,,					
Ventilation										

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 #: 13580

Mechanical	Curr	ent Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Exhaust Fans							
Wall Unit	5%		2024	\$100	2		
	Other Observation	on, Extent : Light, Area	Affected	: 100%			
	Location: 2nd	Floor - Bathroom And	Basemen	ıt - Kitchen			
	Explanation: 2	2 Units					
No Component	95%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2029	\$55,900	1		
Water Heater With Tanks							
Gas Fired	100%		2027	\$16,700	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2039	* *	1-2	\$1,200	
	No Backflow Pre Location : Base	eventer, Extent : Light, A ement	1rea Affe	cted : 100%			

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

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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : KENTON HALL / FORMER KENTON HOTEL
Address : 333 BOWERY BTWN E.2ND ST. - E.3RD ST.

Borough : MANHATTAN Agency's Number : M060
Program / Asset # : DHS0068.000 / 4440 Yr Built/Renovated : 1900 / 2013

Area Sq Ft : 23,300 Project Type : HOMELESS SERVICES

Date of Survey : 21-Sep-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Importance Code C

Total

Block : 458 Lot : 4 BIN : 1079828

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	\$1,170,900	
Electrical		\$708,400
Mechanical	\$241,800	\$507,700
Total	\$1,412,700	\$1,216,000
Importance Code A	\$241,800	
Importance Code B	\$1,046,900	\$1,216,000
Importance Code C	\$124,000	
Total	\$1,412,700	\$1,216,000

EXPENSE	F1 2024	F 1 2025	F1 2020	F1 2021
Exterior Architecture	\$93,800		\$15,500	
Interior Architecture	\$108,100			\$4,900
Electrical	\$38,600	\$3,800	\$3,900	\$4,500
Mechanical	\$61,100	\$4,500	\$4,800	\$3,900
Total	\$301,700	\$8,300	\$24,100	\$13,300
Importance Code A	\$93,800	\$1,200	\$16,700	\$1,200
Importance Code B	\$147,200	\$7,100	\$7,500	\$12,100

\$8,300

\$24,100

\$13,300

\$60,700

\$301,700



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 #: 4440

Architecture	Current Repair		Future F	Future Replacement		Maintenance		
System Component Type		nil Date Estimated ( Years)	Cost Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Exterior Walls								
Cast Iron	7%		LIFE	* *	10	\$44,400		
Masonry: Brick	35%		LIFE	* *	5	\$40,600		
Masonry: Limestone	5%		LIFE	* *	5	\$4,300		
Metal Panel	5%		2043	**	5-10	\$19,900		
		vation, Extent : Moder	ate, Area Affecte	d: 100%				
		West Facade						
		n : Metal Cornice						
Stucco Cement	45%		2038	* *	5	\$65,200		
Window Wall	3%		2053	* *	5	\$6,500		
Windows					_			
Aluminum	100%		2049	* *	5	\$4,200		
Parapets	<b>7</b> 00/		LIDE	ماد ماد	<b>7.10</b>	<b>#27.100</b>		
Masonry: Brick	70%		LIFE	* *	5-10	\$27,100		
Metal Rail	25%		2046	* *	5-10	\$25,500		
Pre-Cast Concrete	5%		LIFE	* *	5	\$3,600		
Roof	000/		2020	ታ ታ	1.0	<b>014200</b>		
Modified Bitumen	98%	1	2038	* *	10	\$14,300		
	-	dent, Extent : Light, A	rea Affected : 2%	)				
		Lower Roof						
Skylight, Metal/Glass	2%		2053	* *	10	\$1,000		
Interior								
Floors	100/		LIDE	ماد ماد	_	Φ20.000		
Cast in Place Concrete	10%	0.0	LIFE	* *	5	\$20,000		
Ceramic Tile	5%	0-2 \$2,5			5	\$1,100		
	0	umbling, Extent : Mod		ted : 2%				
		Toilet Room And Show						
Vinyl Tile	85%	. , ,		* *	3	\$14,600		
	-	dent, Extent : Modera	te, Area Affected	: 10%				
		Throughout						
		trate, Extent : Severe,	Area Affected : 2	5%				
		Throughout						
		l, Extent : Severe, Area	Affected: 20%					
	Location:	Throughout						
Interior Walls								
Ceramic Tile	5%			* *	5	\$2,200		
		ing Elements, Extent:		ected : 2%				
	Location:	Showers And Toilet Ro	oms					
Concrete Masonry Unit	5%		LIFE	* *	5	\$3,600		
Glass: Single Pane	2%		LIFE	* *	5	\$2,700		
Gypsum Board	35%		LIFE	* *	5-10	\$52,900		
Masonry: Brick	15%	Now \$124,0	00 LIFE	* *				
·	Spalling, Ext	ent : Severe, Area Affe	cted : 5%					
	Location:	Basement Vault Area						

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 #: 4440

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	45%			2038	* *	5	\$20,500	
Gypsum Board	15%			LIFE	* *	5-10	\$23,500	
Plaster	40%			LIFE	* *	5-10	\$31,400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

Electrical	Current	Repair	Futur	e Replacement	M	aintenance					
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Jnder 600 Volts											
Service Equipment											
Fused Disc Sw	90%		2033	\$13,300	5	\$100					
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room										
				. 6 1							
		e 400 Ampere Main I									
Fused Disc Sw	5%		2033	\$700	5						
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room										
	Explanation: One	e 400 Ampere Main I	Disconne	ct Switch For Fire	Pump						
Fused Disc Sw	5%		2033	\$700	5						
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room										
	Explanation: One	e 200 Ampere Main I	Disconne	ct Switch For Eme	rgency						
Switchgear / Switchboard											
Fused Disc Sw	100%		2033	\$95,300	5	\$100					
Raceway											
Conduit	100%		2033	\$40,300	1						
Panelboards											
Fused Disc Sw	5%		2032	\$1,900	5						
Molded Case Bkrs	95%		2032	\$37,000	5	\$600					
Wiring											
Thermoplastic	100%		2033	\$56,900	1						
Motor Controllers											
Locally Mounted	100%		2031	\$86,800	5	\$200					
round											
Grounding Devices	1000/ 5 -			a. a.	_						
Generic	100% 0-2	\$10,200	LIFE	**	5	\$300					
		Extent : Light, Area	Affected	: 100%							
	Location: Water I										
Stand-by Power	Explanation: Not	Connected									

Stand-by Power

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 #: 4440

Electrical	Curren	Repair	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Stand-by Power										
Transfer Switches										
Automatic	100%		2031	\$6,400	1	\$7,200				
Generators	1000/		•	D C 4 = 0.0		40.000				
Diesel	100%	F 1: 1 . 4	2029	\$64,500	1	\$9,000				
	Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room									
	Explanation: One									
Batteries	Explanation . One	e 100 Kilowalis								
Lead/Acid	100%		2024	\$2,400	5	\$900				
Fuel Storage	10070		2024	Ψ2,100		Ψλου				
Main Tank	100%		2036	* *	5					
		Extent : Light, Area		: 100%	-					
	Location: Basement									
	Explanation: One	275 Gallons								
Lighting										
Interior Lighting										
Fluorescent	100%		2028	\$346,200	10	\$21,400				
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building									
	Location : Throug	hout The Building								
Egress Lighting	C00/		2020	ΦΩ 400	1					
Emergency, Service	60% 40%		2028	\$8,400	1					
Exit, Service	40%		2028	\$3,900	1					
Exterior Lighting HID	10%		2028	\$10,600	10					
LED	10%		2028	\$10,000	10					
No Component	80%		2041							
Alarm	0070									
Security System										
Generic	100%		2028	\$42,700	1	\$8,700				
	Other Observation, Extent: Light, Area Affected: 100%									
	Location : Hallways And Lobby									
	Explanation: CC	TV Surveillance Can	ieras							
Fire/Smoke Detection										
Generic, Digital	100%		2028	\$58,700	1-3	\$14,800				
	Other Observation, Extent: Light, Area Affected: 100%									
	_	Location : Throughout The Building Explanation : Manual Pull Station, Strobe Lights, Alarm Bells, Horns And Smoke Detectors								
	Explanation : Ma	nual Pull Station, Str	obe Ligh	its, Alarm Bells, H	orns And	Smoke Detectors				

Mechanical	Curren	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Natural Gas	100%		2043	* *	1		

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 #: 4440

Mechanical	Current I	Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating									
Conversion Equipment	1000/	<b>**</b> ** ** ** ** ** ** ** ** ** ** ** **				<b></b>			
Hot Water Boiler	100% 0-2	\$241,800	2053	* *	1	\$10,400			
	Broken, Extent : Mod	***	d: 100%						
	Location: Basemen		1664-	J. 1000/					
	Other Observation, E Location : Basemen		а Ајјестес	1:100%					
	Explanation : Temp		nth. Dain	a Usad					
Distribution	Ехріананоп . 1етр	orary boner Frese.	пиу Бет	g Osea.					
Hot Wtr Piping/Pump	100%		2041	* *	4	\$1,700			
Terminal Devices	10070		2041			\$1,700			
Convector/Radiator	90%		2031	\$167,500	1	\$6,800			
Fan Coil Unit/Heat	10%		2038	**	1	\$800			
Air Conditioning	1070		2030			Ψοσο			
Energy Source									
Electricity	100%		2041	* *	1				
Conversion Equipment									
Interior Pkg Unit -	20%		2031	\$72,000	2	\$300			
Cooling									
Reciprocating	10%		2033	\$33,600	1	\$1,100			
Compr/Chiller									
	Other Observation, E	-	Affected	: 10%					
	Location: 1st Floor	*							
	Explanation: One S	Split Air Conditioni	ng Unit						
Split Unit	20%		2033	\$108,100					
	Other Observation, Extent : Light, Area Affected : 20%								
	Location: Roof								
	Explanation: 2 Uni	ts Feeding 1st Floo	or						
Window/Wall Unit	5%		2028	\$4,300	1				
No Component	45%								
Terminal Devices									
Fan Coil - 2 Pipe	10%		2033	\$38,200	1	\$800			
No Component	90%								
Heat Rejection					_	<b>.</b>			
Dry Cooler	10%		2033	\$5,700	2	\$1,600			
	Other Observation, E		Affected	: 30%					
	Location : First Flo	•							
	Explanation: 1 Ext	erior Unit							
No Component	90%								
Ventilation									
Distribution 1/Disc	1000/		LIEE	ماد با <b>ن</b>	2.5	<b>#20 600</b>			
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$20,600			
Exhaust Fans	000/		2022	<b>#</b> 00.000	2	<b>ተረ</b> ሰላ			
Interior	90%		2033	\$90,800	2	\$600			
Roof	10%		2033	\$4,400	2	\$100			

Plumbing

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 #: 4440

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2043	* *	1		
Galvanized Steel	70%	0-2	\$10,200	2038	* *	1		
			oderate, Area Affec nt. Corroded Water					
Water Heater With Tanks								
Electric	100%	0-2	\$41,600	2031	\$69,300	4		
	-	_	nt : Moderate, Ared Inits Not Working In					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$6,500	
Fire Pump								
Generic	100%			2042	* *	1	\$4,400	

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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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : LIFE FAMILY CENTER
Address : 78 CATHERINE STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 139,997 Project Type : HOMELESS SERVICES

Date of Survey : 27-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4,S

Block : 111 Lot : 150 BIN : 1083359

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$2,169,000	\$1,478,300
Interior Architecture	\$2,229,800	\$15,127,000
Electrical	\$4,242,100	\$75,100
Mechanical	\$7,783,400	
Total	\$16,424,300	\$16,680,500
Importance Code A	\$2,169,000	\$1,478,300
Importance Code B	\$14,041,500	\$12,932,900
Importance Code C	\$213,800	\$2,269,200
Total	\$16,424,300	\$16,680,500

Exterior Architecture         \$94,800           Interior Architecture         \$112,000         \$57,700           Electrical         \$62,800         \$38,300         \$28,700         \$58,600           Mechanical         \$79,800         \$24,200         \$38,900         \$27,700           Total         \$349,500         \$62,600         \$67,600         \$144,000           Importance Code A         \$108,700         \$13,900         \$13,900         \$61,100	Total	\$349,500	\$62,600	\$67,600	\$144,000
Exterior Architecture         \$94,800           Interior Architecture         \$112,000         \$57,700           Electrical         \$62,800         \$38,300         \$28,700         \$58,600           Mechanical         \$79,800         \$24,200         \$38,900         \$27,700           Total         \$349,500         \$62,600         \$67,600         \$144,000           Importance Code A         \$108,700         \$13,900         \$13,900         \$61,100	Importance Code C	\$23,600			
Exterior Architecture         \$94,800           Interior Architecture         \$112,000         \$57,700           Electrical         \$62,800         \$38,300         \$28,700         \$58,600           Mechanical         \$79,800         \$24,200         \$38,900         \$27,700           Total         \$349,500         \$62,600         \$67,600         \$144,000	Importance Code B	\$217,100	\$48,700	\$53,700	\$82,900
Exterior Architecture         \$94,800           Interior Architecture         \$112,000         \$57,700           Electrical         \$62,800         \$38,300         \$28,700         \$58,600           Mechanical         \$79,800         \$24,200         \$38,900         \$27,700	Importance Code A	\$108,700	\$13,900	\$13,900	\$61,100
Exterior Architecture         \$94,800           Interior Architecture         \$112,000         \$57,700           Electrical         \$62,800         \$38,300         \$28,700         \$58,600	Total	\$349,500	\$62,600	\$67,600	\$144,000
Exterior Architecture \$94,800 Interior Architecture \$112,000 \$57,700	Mechanical	\$79,800	\$24,200	\$38,900	\$27,700
Exterior Architecture \$94,800	Electrical	\$62,800	\$38,300	\$28,700	\$58,600
	Interior Architecture	\$112,000			\$57,700
EXPENSE FY 2024 FY 2025 FY 2026 FY 2027	Exterior Architecture	\$94,800			
	EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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 LIFE FAMILY CENTER

Asset #: 1954

rchitecture	С	Current Repair		Futur	e Replacement	Maintenance		
stem Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$168,200	
Masonry: Brick	70% 1 Cracking/Cru Location : T	ımbling,	\$242,500 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$150,700	
Masonry: Granite	2%			LIFE	* *	5	\$3,200	
Masonry: Limestone	Cracking/Cru Location : I	North Fa	\$430,600 Extent : Moderate icade derate, Area Affect			5	\$21,000	
	Location : 1							
Metal Panel	5%			2047	* *	5-10	\$74,000	
Windows								
Aluminum	Location: T	Not Fund Through				5	\$14,100	
	Loose/Miss F Location : T		s, Extent : Moderat out	e, Area A	Affected : 50%			
Aluminum	40%			2049	* *	5	\$20,600	
Metal Clad			\$125,700 at : Moderate, Area oom	2052 Affected	* * ! : 100%	5	\$8,000	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25% Location : Boiler Room							
	Broken/Missi Location : I		ents, Extent : Mode oom	erate, Ar	ea Affected : 25%			
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$21,400	
Masonry: Brick	50%			LIFE	* *	5	\$13,800	
Masonry: Brick	30%			LIFE	* *	5	\$8,300	
Metal Rail	10%			2044	* *	5-10	\$49,900	
Roof Built-Up (BUR)		ged, Exte	\$28,600 ent : Moderate, Are nd South Sections	2032 a Affecte	\$572,700 ed: 25%			
	Ponding, Exte	ent : Sev	ere, Area Affected ad South Sections					
Copper/Terne	5%			2042	* *	10	\$15,700	
Modified Bitumen	40%			2032	\$536,400	10	\$50,200	
Slate		_	\$25,600 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%			

Interior

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 LIFE FAMILY CENTER

Asset #: 1954

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior	•						•
Floors							
Cast in Place Concrete	10% Now Cracking/Crumbling Location: Boiler R Water Penetration, E Location: Boiler R	oom xtent : Severe, Area			5	\$45,800	
Ceramic Tile	10% 0-2 Cracking/Crumbling Location: Through	-	2030 ea Affecte	\$1,152,900 ed: 10%	5	\$10,500	
Mosaic Tile	2% Now Broken/Missing Elen Location : At Main Cracking/Crumbling Location : At Main	Entrance , Extent : Moderate			5	\$5,200	
Terrazzo	5% 0-2 Cracking/Crumbling Location : Through	_	LIFE ea Affecte	* * ed : 10%	5	\$8,200	
Vinyl Tile	23%		2027	\$1,299,200	3	\$24,100	
Vinyl Tile 9" X 9"	30% Now Cracking/Crumbling Location: Through		2032 , Area Af	\$10,826,700 Fected: 30%	3	\$23,600	
Wood	15%		2042	* *	5	\$58,900	
Wood	5% Now Deflection Evident, E Location: Old Aua Deteriorated Finish, Location: Old Aua Split/Cracked, Exten Location: Old Aua	litorium Extent : Moderate, litorium t : Moderate, Area A	Area Aff	ected : 50%	5	\$9,800	
Interior Walls							
Ceramic Tile	10% Now \$213,800 2030 \$2,137,900 5 \$19,900 Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Stairs Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Stairs						
Gypsum Board	55%		LIFE	* *	5	\$131,300	
Masonry: Brick	5%		LIFE	* *		-	
Marble Panels	5%		LIFE	* *			
Plaster	20%		LIFE	* *	5	\$23,900	
Plaster	5% Now Cracking/Crumbling Location : Old Aua		LIFE , Area Af	* * Fected : 25%	5	\$6,000	
	Water Penetration, E Location : Old Aud		rea Affec	eted : 10%			

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 LIFE FAMILY CENTER

Asset #: 1954

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2032	\$602,700	5	\$19,200	
AcousTileSusp.Lay-In	5%			2032	\$155,700	5	\$9,600	
Exposed Struc: Concrete	5%			LIFE	* *	5	\$1,500	
Gypsum Board	25%			LIFE	* *	5	\$59,900	
Masonry: Vault Struct	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	\$53,900	
Plaster	5%	Now	\$28,500	LIFE	* *	5	\$6,000	
(	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 15%			
	Location	: Old Audi	itorium		-			
Ţ	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	· Old Audi	itorium					

Electrical	Current Repair	Futur	e Replacement	М				
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts								
Service Equipment				_				
Fused Disc Sw	100%	2027	\$46,900	5	\$600			
		Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room	D.	. G 1					
G : 1 / G : 11 1	Explanation: One 800 Ampere M	lain Disconne	ct Switch					
Switchgear / Switchboard	1000/	2027	¢100.500	_	¢(00			
Fused Disc Sw	100%	2027	\$190,500	5	\$600			
Raceway Conduit	100%	2027	¢172 700	1				
Panelboards	100%	2027	\$173,700	1				
Fused Disc Sw	10%	2026	\$15,600	5	\$300			
Molded Case Bkrs	90%	2026	\$140,300	5	\$3,300			
Wiring	9070	2020	\$140,300	3	\$3,300			
Thermoplastic	100%	2027	\$264,700	1				
Motor Controllers	10070	2021	\$204,700	1				
Locally Mounted	100%	2025	\$405,100	5	\$900			
Ground	10070	2023	ψ+05,100		Ψ			
Grounding Devices								
Generic General Genera	100%	LIFE	* *	5	\$2,100			
Stand-by Power					+-,			
Transfer Switches								
Automatic	100%	2025	\$26,800	1	\$43,100			
Generators			· · · · · · · · · · · · · · · · · · ·		*			
Diesel	100%	2024	\$106,100	1	\$54,200			
	Other Observation, Extent : Moder	ate, Area Affe	cted : 100%					
	Location: Generator Room							
	Explanation: One 120 Kilowatt							
Batteries								
Lead/Acid	100%	2024	\$2,400	5	\$5,200			

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 LIFE FAMILY CENTER

Asset #: 1954

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage						
Main Tank	100%	2030	\$75,100	5		
	Other Observation, Extent : M.	Ioderate, Area Affe	cted : 100%			
	Location: Basement					
	Explanation : No Nameplate	Rating Capacity				
Lighting						
Interior Lighting						
Fluorescent	100%	2027	\$2,080,300	10	\$128,400	
	Other Observation, Extent : L		: 100%			
	Location : Throughout The I	Building				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	50%	2024	\$114,800	10	\$16,900	
Exit, Service	50%	2024	\$29,500	1		
Exterior Lighting						
HID	100%	2024	\$638,000	10	\$400	
Alarm						
Security System						
No Component	90%					
Generic	10%	2032	\$25,700	1	\$5,200	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2032	\$35,300	1-3	\$8,600	

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Steam Boiler	100%	2044	* *	1	\$138,600	
	Other Observation, Extent : Light, A	Area Affected :	100%			
	Location: Basement Boiler Room					
	Explanation: 3 Boilers					
Distribution						
Central Plant Steam	100%	2027	\$3,844,800	4	\$6,900	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	95%	2025	\$1,062,200	1	\$43,000	
Unit Heater - Steam	5%	2024	\$38,800	4	\$1,000	
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		

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 LIFE FAMILY CENTER

Asset #: 1954

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2024	\$51,800	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$3,900	
No Component	95%							
Exhaust Fans								
Roof	5%			2032	\$13,300	2	\$200	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2037	* *	1		
Galvanized Steel	50%		\$17,500	2025	\$872,800	1		
			oderate, Area Affec	eted : 159	%			
	Location	: Basemen	nt					
Water Heater With Tanks								
Gas Fired	100%			2026	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	\$27,400	4	\$4,400	
Backflow Preventer								
Generic	100%			2027	\$61,100	1	\$8,600	
Fixtures							-	
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2027	\$1,890,800	1-2	\$39,200	

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL

Address : 501 NEW LOTS AVENUE BTWN BRADFORD ST. - MILLER AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 22,218 Project Type : HOMELESS SERVICES

Date of Survey : 26-Mar-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3844 Lot : 1 BIN : 3085646

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$63,000	
Electrical		\$563,400
Mechanical		\$351,200
Total	\$63,000	\$914,600
Importance Code A	\$63,000	
Importance Code B		\$914,600
Total	\$63,000	\$914,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$35,700		_	_
Interior Architecture	\$123,700	\$1,100	\$1,700	\$4,100
Electrical	\$1,300	\$700	\$46,600	\$500
Mechanical	\$23,400	\$5,000	\$11,600	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$188,000	\$10,800	\$63,800	\$12,400
Importance Code A	\$37,800	\$2,200	\$2,100	\$2,200
Importance Code B	\$74,200	\$8,600	\$61,700	\$10,200
Importance Code C	\$76,100			
Total	\$188,000	\$10,800	\$63,800	\$12,400



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 #: 1971

Architecture		Current	Repair	Futu	re Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls									
Masonry: Brick	85%			LIFE	**	5	\$49,600		
	00		: Moderate, Area	00	: 5%				
		-	Along Riverdale A						
		-	ht, Area Affected : 5	%					
			iverdale Avenue						
Masonry: Limestone	5%			LIFE	* *	5	\$2,200		
Metal, Corrugated	10%	ı		2051	* *	1			
Windows						_	*		
Aluminum	100%		\$63,000	2047	**	5	\$6,800		
	_		ent : Moderate, Are	a Affecte	ed : 10%				
	Location	n : Through	out Bedrooms						
Parapets	000/	4	44.500			_	<b>4.5.</b> 000		
Masonry: Brick	90%		\$14,500	LIFE	**	5	\$5,900		
	00		: Moderate, Area	4]]естеа	: 13%				
		_	out Interior Face	1 100	. 1 200/				
			Extent : Moderate, 2	4 <i>rea А</i> јје	ectea : 30%				
			s Avenue Façade	:J M -44:					
7.			Non-functioning B		<i>ig</i> **		Ø 400		
Masonry: Limestone	5%			LIFE	* *	5	\$400		
Metal Rail	5%	l		2048		5-10	\$5,900		
Roof Modified Bitumen	98%	4+	\$21,200	2036	* *				
Modified Bitumen			\$21,200 nt : Light, Area Affe						
			u . Light, Area Ajje Roof Over Stairs	сией . 1	770				
		-	tent : Moderate, Ai	rea Affec	ted · 10%				
	_	n : Through		cu 21jjec	ica . 1070				
Cl1; -1-4 D14; -	2%			2036	* *	1			
Skylight, Plastic	270			2030		1			
Terior Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$9,600		
Ceramic Tile	5%			2040	* *	5	\$2,200		
Quarry Tile	5%			2036	* *	5	\$3,300		
Terrazzo	5%			LIFE	* *	5	\$1,700		
Vinyl Tile	75%			2036	* *	3	\$16,500		

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 #: 1971

Architecture		Current l	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	-0/		<b>4.5.</b> 60.0	2010	de de	_	44.000	
Ceramic Tile	_		\$5,600 Extent : Light, Are	2040 ea Affecte	* * ed : 10%	5	\$1,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
Masonry: Brick	10%	Now	\$15,500	LIFE	* *			
·		tar Miss/Er 1 : Boiler R	od, Extent : Moder oom	ate, Area	a Affected : 10%			
Marble Panels	5%	0-2	\$17,900	LIFE	* *			
	Location Joint Mor	ı : Through	Extent : Light, Are out od, Extent : Light,	ea Affecte				
Diagram				LIFE	* *		¢0.400	
Plaster	75%		\$37,100			5	\$9,400	
	_	_	Extent : Light, Are					
G '7'	Localion	i . Kooj Acc	ess Stair And Base	emeni Co	rriaor			
Ceilings AcousTileSusp.Lay-In		Now d/Bulging,	\$10,700 Extent : Moderate,	2036 Area Aff	* * Gected : 10%	5	\$6,600	
	Location	ı : Cafeteri	a					
	_	_	, Extent : Moderate oor Corridor	e, Area Aj	ffected : 2%			
Embossed Metal	5%			LIFE	* *	5	\$1,000	
Gypsum Board	15%			LIFE	* *	5	\$8,300	
Plaster	50%		\$32,800	LIFE	* *	5	\$13,800	
	Cracking/	Crumbling,	Extent : Light, Are at Utility Rooms		ed : 5%	-	4-2,000	
Site Enclosure								
Fence/Gates								
Iron Picket	90%			2066	* *			
Masonry: Brick	10%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
	Other Obs	servation, E	Extent : Light, Area	Affected	: 90%			
	Location	ı : New Lot	s Avenue Side					
	Explana	tion : Conc	rete Areaway Walls	5				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								

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 #: 1971

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

Site Pavements

Parking/Driveway

Cast in Place Concrete 100% 2036 \*\*

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

Location : Riverdale Avenue Side

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

Location : Riverdale Avenue Side

Explanation: Rust And Trash Staining From Dumpsters

Electrical	Current Repair	Futu	re Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment	1000/	2021	¢14.700	_	¢100	
Fused Disc Sw	100%	2031	\$14,700	5	\$100	
	Other Observation, Extent : Light, Area Location : Electrical Room	Ајјестеа	. 100%			
	Explanation: Two 200 Ampere Main	Dissanns	est Chuitahas			
Syritah asan / Syritah haand	Explanation: Two 200 Ampere Math.	Disconne	ct Switches			
Switchgear / Switchboard Molded Case Bkrs	100%	2031	\$95,300	5	\$600	
	10076	2031	\$93,300		\$000	
Raceway Conduit	90%	2031	\$36,300	1		
Conduit	10%	2051	\$30,300 **	1		
Panelboards	1070	2031		1		
Fused Disc Sw	10%	2030	\$3,900	5	\$100	
Molded Case Bkrs	20%	2047	**	5	\$100 \$100	
Molded Case Bkrs	70%	2030	\$27,300	5	\$400	
Wiring	7070	2030	Ψ27,300		Ψ100	
Thermoplastic	10%	2051	* *	1		
Thermoplastic	90%	2031	\$51,200	1		
Motor Controllers	50.0		\$\$ 1, <b>2</b> 0 0			
Locally Mounted	100%	2029	\$86,800	5	\$200	
Ground					<u> </u>	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	100%	2031	\$330,200	10	\$20,400	
	T-8 Lamps And Fixtures, Extent: Light,	Area Aff	ected : 100%			
	Location: Throughout					
Egress Lighting						
Emergency, Battery	50%	2026	\$18,200	10	\$2,700	
Exit, Service	50%	2026	\$4,700	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.

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

Asset #: 1971

Electrical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Exterior Lighting							
HID	20%		2026	\$20,300	10		
	Other Observation, Exten	t : Light, Area	Affected	: 100%			
	Location : Outside Peri	meter					
	Explanation : Operated	Via Photocell					
No Component	80%						
Alarm							
Security System							
No Component	80%						
Generic	18%		2036	* *	1	\$1,500	
Generic	2% Now	\$800	2041	* *	1	\$200	
	Cameras Damaged, Exter	nt : Moderate, 2	Area Affe	cted : 100%			
	Location: Throughiout						
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2031	\$11,200	1-3	\$2,700	

lechanical	Current Re	pair	Futur	e Replacement	M	aintenance			
ystem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
eating									
Energy Source									
Electricity	5%		2061	* *	1				
Natural Gas	95%		2041	* *	1				
Conversion Equipment									
Radiant Heater	5%		2031	\$28,200	2	\$500			
	Other Observation, Ext	tent : Light, Area	Affected	: 10%					
	Location : Various								
	Explanation : Electic Air Curtain In Main I		afeteria.						
Steam Boiler	95%		2036	* *	1	\$20,900			
	Other Observation, Extent : Light, Area Affected : 90%								
	Location: Basement								
	Explanation: 2 Natur	ral Gas Fired Stee	am Boile	rs					
Distribution									
Steam Piping/Pump	100% 0-2	\$3,500	2031	\$173,800					
	Leak Evident, Extent : 1	Moderate, Area A	ffected :	100%					
	Location: 1 Of Cond	ensate Return Pu	mp In Bo	oiler Room					
Terminal Devices									
Convector/Radiator	100%		2029	\$177,400	1	\$7,200			
	On Extended Life, Exte Location : Throughou		ea Affec	ted : 100%					
r Conditioning									
Energy Source									
Electricity	100%		2039	* *	1				

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 #: 1971

Mechanical		Current Rep	air	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2026	\$8,200	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,200	
No Component	90%							
Exhaust Fans								
Roof	96%			2031	\$40,400	2	\$700	
Wall Unit	4%			2031	\$400	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2024	\$16,700	2		
HW Heat Exchanger								
Steam Fired	100%			2041	* *	4	\$3,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			ıt : Light, Area .	Affected	: 100%			
		: Basement To						
	Explana	tion : Abandon	ed In Place					
Fire Suppression								
Sprinkler								
Generic	100%			2051	* *	1-2	\$6,200	
			Extent : Light, A	rea Affe	cted : 100%			
	Location	: Basement						

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : MOUNT EDEN AVENUE SRO

Address : 50 WEST MOUNT EDEN AVE. @INWOOD AVENUE

Borough : BRONX Agency's Number : N/A
Program / Asset # : DHS0054.000 / 50 Yr Built/Renovated : 1991 /

Area Sq Ft : 65,000 Project Type : HOMELESS SERVICES

Date of Survey : 14-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4,5

Block : 2865 Lot : 49 BIN : 2090448

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$163,800	\$128,200
Electrical		\$1,275,100
Mechanical	\$360,300	
Total	\$524,100	\$1,403,200
Importance Code A	\$163,800	\$128,200
Importance Code B	\$360,300	\$1,275,100
Total	\$524,100	\$1,403,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$94,300			\$4,500
Interior Architecture	\$49,600		\$2,500	\$10,500
Electrical	\$21,500	\$6,700	\$6,900	\$18,300
Mechanical	\$48,700	\$6,900	\$22,800	\$7,800
Site Pavements	\$2,500			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$226,400	\$23,500	\$42,100	\$51,000
Importance Code A	\$97,500	\$3,200	\$3,200	\$7,800
Importance Code B	\$122,900	\$20,300	\$38,900	\$43,200
Importance Code C	\$6,000			
Total	\$226,400	\$23,500	\$42,100	\$51,000



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 #: 50

Architecture		Current R	epair epair	Futu	e Replacement	М	aintenance		
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Exterior Walls Alum/Vinyl Siding		ing Elem	\$22,600 ents, Extent : Seve Rain Water Leader		* * Affected : 25% ount Eden Avenue,	Rear Of	Building		
Masonry: Brick	-		\$94,200 ent : Moderate, Ar Parapet Walls At S			5	\$58,600		
Window Wall	38%			2052	* *	5	\$139,200		
Windows									
Aluminum	Location : Glazing Bro	1st Floor ken/Craci	\$16,500 s, Extent : Moderd Common Room ked, Extent : Mode Common Room,	rate, Are	ea Affected : 1%	5	\$8,900		
Parapets									
Concrete Masonry Unit Masonry: Brick	Location: Horizontal ( Location: Joint Mortal	cacks, Ext Southwes Cracks, Ex Southwes Miss/Ero	\$32,900 ent : Severe, Area et Stair Tower, Scup etent : Severe, Area et Stair Tower, Scup od, Extent : Moder et Stair Tower	opers The Affected opers Th	roughout d : 3% roughout	5 5	\$3,500 \$900		
Metal Panel	10%			2052	* *	5	\$1,700		
Roof Modified Bitumen	95% Ponding, Ex Location:		\$22,300 derate, Area Affect	2037 ted : 20%	**				
Traffic Topping	5%			2037	* *	10	\$3,700		
Soffits Cast in Place Concrete	100%			LIFE	* *	5			
Interior									
Floors Cast in Place Concrete Ceramic Tile Vinyl Tile	Location:	ilure, Ext First Flo	\$45,500 ent : Moderate, Ar or Extent : Moderate			5 5 3	\$21,700 \$5,000 \$31,600		
	Location : Uneven Surf	First Floo ace, Exte		·					

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 #: 50

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$10,200	
		etration, E : Bulkhea	xtent : Moderate, A ds	rea Affe	cted : 5%			
Glass: Single Pane	10%			LIFE	* *	5	\$6,400	
Gypsum Board	15%	0-2	\$3,500	LIFE	* *	5	\$7,700	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5% Location : First Floor						
		pair Evider : First Flo	nt, Extent : Light, A oor	rea Affec	cted : 2%			
Masonry: Brick	45%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	2%	4+	\$600	2037	* *	5	\$1,000	
1 2		_	nents, Extent : Mode Not In Use	erate, Ar	ea Affected : 1%			
Exposed Struc: Concrete	63%			LIFE	* *	5	\$9,800	
Gypsum Board	35%			LIFE	* *	5	\$43,400	
Site Enclosure							•	
Fence/Gates								
Chain Link	15%			2042	* *			
Iron Picket	85%			2052	* *			
	Corrosion	Rusting, E	xtent : Moderate, A	lrea Affe	cted : 85%			
	Location	: West Mo	unt Eden Avenue					
Retaining Walls								
Cast in Place Concrete	100%			2052	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2037	* *			
Pavers/Stone	5%			2035	* *			
Parking/Driveway								
Asphalt		4+ Crumbling; : Through	\$2,500 Extent : Light, Are out	2035 ea Affecte	* * ed : 10%			

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$24,700	5	\$300	
	Other Observation, Extent : Light, A	rea Affected : .	100%			
	Location: Electrical Room					
	Explanation: Two 800 Ampere Mo	ain Disconnect	Switches			

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 #: 50

Electrical	Curre	Futu	e Replacement	М	aintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Inder 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2032	\$158,800	5	\$300	
Raceway							
Conduit	100%		2032	\$113,200	1		
Panelboards	100/		2021	фо. ооо	_	<b>#2</b> 00	
Fused Disc Sw	10%		2031	\$8,800	5	\$200	
Molded Case Bkrs	90%		2031	\$78,900	5	\$1,500	
Wiring	1000/		2022	Ø170 000	1		
Thermoplastic	100%		2032	\$169,800	1		
Motor Controllers	1000/		2020	\$202,600	_	\$400	
Locally Mounted	100%		2030	\$202,600	5	\$400	
Ground Grounding Devices							
Generic Generic	100%		LIFE	* *	5	\$1,000	
tand-by Power	10070		LII E			Ψ1,000	
Transfer Switches							
Automatic	100%		2030	\$13,400	1	\$20,000	
Generators							
Diesel	100%		2028	\$106,100	1	\$25,200	
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location : Gener	rator Room Basement					
	Explanation : Or	ie 125 Kilovolt Ampei	re				
Batteries	1000/			00.400	_	4.00	
Lead/Acid	100%		2024	\$2,400	5	\$2,400	
Fuel Storage	1000/		2025	* *	_		
Main Tank	100%	T T: 1. A	2035		5		
	Location : Basen	, Extent : Light, Area	Ајјестеа	: 100%			
	Explanation : Or						
ighting	Explanation . Of	ie 2/3 Ganons					
Interior Lighting							
Fluorescent	5%		2032	\$48,300	10	\$3,000	
11001000111		ent Light, Extent : Lig			10	42,000	
	Location : Stairc		,				
Fluorescent	35%		2032	\$338,100	10	\$20,900	
1 Idolescon		xtures, Extent : Light,		·	10	Ψ20,500	
		ghout The Building	33				
LED	60%		2037	* *			
Egress Lighting	0070		_007				
Emergency, Service	50%		2037	* *	1		
Exit, Service	50%		2037	* *	1		
Exterior Lighting							
HID	20% Now	\$11,800	2032	\$59,200			
No Component	80%	-		•			

Alarm

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 #: 50

Electrical	Current Repair	Current Repair Future Replac		М	aintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Alarm										
Security System										
No Component	80%									
Generic	10%	2032	\$11,900	1	\$2,400					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : Inside And Outside The Building									
	Explanation: CCTV Surveilland	ce Cameras								
Generic	10%	2027	\$11,900	1	\$2,400					
	Other Observation, Extent: Light, Area Affected: 100%									
	Location : Some Offices, Hallways And Exit Doors									
	Explanation : Intrusion Alarm A	Ind Motion Sensor								
Fire/Smoke Detection										
No Component	70%									
Generic, Digital	30%	2037	* *	1-3	\$12,000					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : Throughout The Building									
	Explanation: Strobes, Pull Box Station, Bell, Smoke Detector And Fire Alarm Panel									

echanical	Current Repa	ir Futur	e Replacement	М	aintenance				
stem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit			
ating									
Energy Source									
Electricity	1%	2052	* *	1					
Natural Gas	99%	2052	* *	1					
Conversion Equipment									
Hot Water Boiler	99%	2037	* *	1	\$31,800				
	Other Observation, Extent	: Light, Area Affected	: 100%						
	Location: Basement								
	Explanation: 2 Units								
Radiant Heater	1%	2032	\$16,500	2	\$300				
	Other Observation, Extent	Other Observation, Extent: Light, Area Affected: 1%							
	Location: 1st Floor Lou	nge							
	Explanation: 2 Electric	Unit Heaters							
Distribution									
Hot Wtr Piping/Pump	100% 0-2	\$13,900 2040	* *	4	\$3,200				
	Corroded, Extent: Moder	ate, Area Affected : 109	%						
	Location : Boiler Heade	r Piping							
	Malfunctioning, Extent: N	Anderate, Area Affected	d : 25%						
	Location: Boiler Room.	Malfunctioning 1 Of 4	Circulating Pump	S					
Terminal Devices									
Convector/Radiator	98%	2037	* *	1	\$20,600				
Fan Coil Unit/Heat	2%	2032	\$31,500	1	\$400				
	Other Observation, Extent : Light, Area Affected : 2%								
	Location: Basement B14	4, 1st Floor Locker Roc	om And Maintenan	ce Office	2				
	Explanation: 3 Units								

#### Air Conditioning

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 #: 50

Mechanical		Current	Repair	Future Replacement		M	aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Air Conditioning										
Energy Source	<b>-</b> 00/			• • • • •						
Electricity	50%			2048	* *	1				
Natural Gas	50%			2052	* *	1				
Conversion Equipment Ext Pkg Unit - Heating/Cooling	30%	Now	\$192,000	2042	* *	2	\$1,000			
555	Other Obs	Other Observation, Extent : Severe, Area Affected : 100%								
	Location: 5th Floor.									
	Explanation: 4 Units On The Roof Are Not In Service Because Thermostats Controlling The Units Are Not Functioning.									
Window/Wall Unit	70%			2027	\$168,300	1				
Distribution						_				
Ductwork/Diffusers	30%			LIFE	* *	2	\$25,400			
No Component	70%									
Ventilation										
Distribution	1000/			LIEE	* *	2.5	<b>#26200</b>			
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,200			
Exhaust Fans Roof	80%			2037	* *	2	\$1,600			
Roof	20%	Now	\$24,600	2037	* *	2 2	\$300			
Rooi			ent : Moderate, Area		d · 100%	2	φ300			
	-	-	Out Of 71 Units M			t Motor (	Or Broken Belt			
Plumbing										
H/C Water Piping										
Galvanized Steel	100%			2045	* *	1				
HW Heat Exchanger										
Steam Fired	100%			2042	* *	4	\$6,400			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%					
		: Basemer								
	Explana	tion : Heat	Exchanger Built In	to Boilei	•					
Sanitary Piping										
Cast Iron	100%			LIFE	* *	1				
Storm Drain Piping	1000/									
Cast Iron	100%			LIFE	* *	1				
Sump Pump(s)	1000/			2022	<b>010 7</b> 00		<b>#2 1</b> 00			
Non-Submersible	100%			2032	\$12,700	4	\$2,100			
Sewage Ejector(s)	1000/			2022	<b>#22.20</b>	4	<b>#2.000</b>			
Electric	100%			2032	\$33,200	4	\$3,900			
Backflow Preventer	0.007									
No Component	80%	0.2	<b>\$200</b>	2027	* *	1	6700			
Generic	20%	0-2	\$300 Extent : Moderate	2037		1	\$700			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement									
	Location : Basement Explanation : Corroded And Leaking Water Main Gate Valve									
V	Explana	ion . Corr	oueu Ana Leaking I	ruier Mi	un Guie vaive					

Vertical Transport

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 MOUNT EDEN AVENUE SRO

Asset #: 50

Mechanical	Current Rep	air Futu	re Replacement	M	aintenance			
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
	Other Observation, Exter	ıt : Moderate, Area Affe	ected : 100%					
	Location: Basement To	5th Floor						
	Explanation: 1 Of 2 El	evators Not In Service,	Not Commissioned	!.				
Fire Suppression								
Sprinkler								
Generic	100%	2052	* *	1-2	\$18,200			
Chemical System								
No Component	99%							
Generic	1%	2027	\$800	1-3	\$800			
	Other Observation, Exter	Other Observation, Extent : Light, Area Affected : 1%						
	Location : 1st Floor Ki	Location: 1st Floor Kitchen						
	Explanation: Not In Us	se. Kitchen Used As Sto	rage.					

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : NELSON AVE FAMILY RESIDENCE

Address : 1605 NELSON AVENUE @ FEATHERBED LANE

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 103,796 Project Type : HOMELESS SERVICES

Date of Survey : 17-Feb-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,6

Block : 2876 Lot : 55 BIN : 2008816

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$340,300	\$151,600
Interior Architecture	\$1,196,500	\$310,900
Electrical	\$261,500	\$1,254,700
Mechanical	\$1,921,600	\$3,131,600
Total	\$3,719,900	\$4,848,800
Importance Code A	\$340,300	\$151,600
Importance Code B	\$2,800,200	\$4,590,200
Importance Code C	\$579,400	\$107,000
Total	\$3,719,900	\$4,848,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$171,000			
Interior Architecture	\$79,300		\$21,400	
Electrical	\$3,900	\$9,700	\$11,100	\$11,600
Mechanical	\$22,000	\$16,100	\$36,200	\$15,000
Site Pavements	\$4,300			
Total	\$280,400	\$25,800	\$68,600	\$26,700
Importance Code A	\$181,200	\$10,300	\$10,300	\$10,300
Importance Code B	\$44,100	\$15,600	\$58,400	\$16,400
Importance Code C	\$55,100			
Total	\$280,400	\$25,800	\$68,600	\$26,700



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 #: 3011

chitecture	Current l	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior							
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$79,800	
Masonry: Brick	45%		LIFE	* *	5	\$143,600	
	Recent Repair Eviden		ea Affecto	ed : 66%			
	Location : Through	out					
Masonry: Limestone	5%		LIFE	* *	5	\$12,000	
Masonry: Limestone	2% 4+	\$7,400	LIFE	* *	5	\$2,400	
	Cracking/Crumbling,	-		ed : 5%			
	Location : Door En	try At South Corne	r				
Granite Panels	3%		LIFE	* *	5	\$7,200	
Stucco Cement	40% 4+	\$176,500	2046	* *	5	\$79,800	
	Horizontal Cracks, E	_	Affected	: 5%			
	Location : Rear Yar						
	Staining/Discoloring		ea Affecte	ed : 15%			
	Location: Below W						
	Vertical Cracks, Exte	0 00	fected: 5	%			
	Location : Rear Yar	rd					
Windows							
Aluminum	85%		2049	* *	5	\$32,000	
Metal Clad	5% 2-4	\$92,000	2058	**	5	\$5,900	
	Bent/Warped Elemen	ts, Extent : Modera	ite, Area .	Affected: 25%			
	Location : Stairs						
	Deteriorated Finish,	Extent : Moderate,	Area Aff	ected: 50%			
	Location : Stairs	E 16 1		C . 1 500/			
	Thermally Inefficient	, Extent : Moderate	e, Area Aj	ffected: 50%			
	Location : Stairs						
Metal Louvers	5%		2042	* *	10	\$11,800	
Wood	5% Now	\$36,900	2041	* *	5	\$9,400	
	Air Infiltration, Exter		Affected	2: 25%			
	Location : Stairwel		, ,	00 · 1 250/			
	Thermally Inefficient		e, Area Aj	ijected : 25%			
D	Location : Stairwel	lS					
Parapets (T. C. 11)	<b>50</b> /		LIEE	* *	5 10	¢1.6.100	
Cast Stone/Terra Cotta	5% Recent Replace Evide	out Estout N/A A	LIFE	**************************************	5-10	\$16,100	
	Location : Through		<i>геи Ајјес</i>	iea . 10070			
5.1		Oui	TTDD	de de	7.10	<b>#24.000</b>	
Masonry: Brick	45%	4 F4 37/4 4	LIFE	**	5-10	\$34,800	
	Recent Replace Evide		rea Affec	nea : 100%			
	Location: Through	Oui 					
Masonry: Limestone	5%		LIFE	* *	5-10	\$6,900	
Metal Security Bars	5%	<b></b>	2061	* *	_		
Stucco Cement	40% 4+	\$13,600	2046	* *	5	\$5,800	
	Horizontal Cracks, E	-	Affected	: 3%			
	Location: Through		o , , = -	0./			
	Vertical Cracks, Exte		ected: 5	%			
	Location : Through	оит					

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 #: 3011

Architecture	Current	Repair	Future	Replacement	M	Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof							
Modified Bitumen	95%		2041	* *	10	\$46,100	
	Ponding, Extent : Lig Location : Through		5%				
Skylight, Metal/Glass	5%		2059	* *	10	\$8,100	
	Recent Replace Evid Location: 4 Units		rea Affecte	d : 100%			
nterior							
Floors							
Cast in Place Concrete	5% 4+	\$12,900	LIFE	**	5	\$17,000	
	Deflection Evident, E Location: Water P	-					
	Ponding, Extent: Mo						
	Location: Water P	-		Doors			
	Worn/Eroded, Extent						
	Location : Surface	Wear At Previous V	Vater Infiltr	ration			
Ceramic Tile	20% Now	\$342,200	2042	* *	5	\$15,500	
	Cracking/Crumbling Location : Through		rea Affected	d : 30%			
Quarry Tile	15%		2046	* *	5	\$35,000	
Vinyl Tile	20%		2038	* *	3	\$11,700	
Wood	40%		2061	* *	5	\$116,500	
Interior Walls							
Ceramic Tile	20% 2-4	\$383,200	2042	* *	5	\$35,700	
	Cracking/Crumbling	-	ea Affected	: 5%			
	Location : Through	out					
Concrete Masonry Unit	10%		LIFE	* *	5	\$28,500	
Gypsum Board	50%		LIFE	* *	5-10	\$303,100	
	Repairs in Progress, Location : Through		Affected : 5	5%			
Masonry: Fieldstone	5%		LIFE	* *	10	\$7,100	
Plaster	15%		LIFE	* *	5-10	\$45,500	
	Recent Repair Evide	nt, Extent : N/A, Ar	ea Affected	: 5%			
	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.

Asset #: 3011

Architecture	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior						
Ceilings						
Exposed Struc: Steel	5%	LIFE	* *	10	\$15,500	
Gypsum Board		24,400 LIFE	**	5	\$145,600	
	Cracking/Crumbling, Extent: I	light, Area Affecte	d : 10%			
	Location: Throughout					
	Recent Repair Evident, Extent:	N/A, Area Affecte	ed : 5%			
	Location : Throughout					
	Water Penetration, Extent : Lig	ht, Area Affected :	10%			
	Location: Throughout					
Plaster	20% Now \$9	2,300 LIFE	* *	5	\$19,400	
	Cracking/Crumbling, Extent : I	ight, Area Affecte	d : 10%			
	Location : Throughout					
	Recent Repair Evident, Extent:	N/A, Area Affecte	ed : 5%			
	Location : Throughout					
	Water Penetration, Extent : Lig.	ht, Area Affected :	10%			
	Location : Throughout					
Site Enclosure						
Fence/Gates						
Iron Picket	100%	2068	* *			
Retaining Walls						
Cast in Place Concrete	100%	2068	* *			
Site Pavements						
Public Sidewalk						
Cast in Place Concrete	100%	2046	* *			
	Cracking/Crumbling, Extent : I	ight, Area Affecte	d : 5%			
	Location: Throughout					
On-Site Walkways						
Cast in Place Concrete	100% 2-4 \$	54,300 2046	* *			
	Cracking/Crumbling, Extent : M	Aoderate, Area Afj	fected : 5%			
	Location : At Front Entry Stat	irs				

lectrical	Current Repair	Future Repla	acement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	5	\$400	
	Other Observation, Extent: N/A,	Area Affected: 100%				
	Location: Electrical Room.					
	Explanation : Main Service Sw	itch Rated At 800 Ampe	eres.			
Switchgear / Switchboard						
Fused Disc Sw	100%	2043	* *	5	\$400	
Raceway						
Conduit	100%	2043	* *	1		

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

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

Asset #: 3011

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Panelboards						
Molded Case Bkrs	70%	2041	* *	5	\$1,900	
Molded Case Bkrs	30%	2041	* *	5	\$800	
Wiring	4000/	• • • •	de de			
Thermoplastic	100%	2043	* *	1		
Motor Controllers	1000/	2020	ש ש	-	<b>6700</b>	
Locally Mounted	100%	2038	* *	5	\$700	
Ground						
Grounding Devices	1000/					
Not Accessible	100%					
Lighting Interior Lighting						
Fluorescent	65%	2033	\$1,002,600	10	\$61,900	
Tuorescent	Compact Fluorescent Light, Extent : 1			10	\$01,900	
	Location : Throughout	.6,	33			
	T-12 Lamps And Fixtures, Extent: Lig	ght, Area A	fected : 100%			
	Location : Throughout	<i>J</i> . <i>J</i> .	,			
Fluorescent	15%	2038	* *	10	\$14,300	
Tuorescent	T-8 Lamps And Fixtures, Extent: Ligh		ected : 100%	10	ψ14,500	
	Location: Throughout Building.	, 33				
LED	20%	2038	* *			
LLD	Other Observation, Extent : N/A, Area Location : Stairs		100%			
	Explanation : LEDs Observed					
Egress Lighting						
Emergency, Service	50%	2028	\$31,200	1		
Exit, Service	50%	2028	\$21,900	1		
Exterior Lighting			, y , z , z			
LED	30%	2038	* *			
	Other Observation, Extent : N/A, Area		100%			
	Location : Outside Perimeter					
	Explanation: Operated Via Timer					
No Component	70%					
Alarm						
Security System						
Generic	100%	2033	\$190,300	1	\$38,800	
	Other Observation, Extent : N/A, Area	a Affected :	100%		-	
	Location : Throughout The Building	g.				
	Explanation: Surveillance System.					
Fire/Smoke Detection						
Generic, Analog	100% 4+ \$261,500	2043	* *	1-3	\$58,100	
_	Other Observation, Extent: Moderate	e, Area Affe	cted : 100%			
	Location: Throughout Building.					
	Explanation : Beyond Its Useful Life	îe				

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 #: 3011

Mechanical		Current Re	pair	Future Replacement Maintenance			aintenance		
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Natural Gas	100%			2053	* *	1			
Conversion Equipment	1000/			2020	* *		#10 <b>2</b> 000		
Steam Boiler	100%	mation Ex	tent : N/A, Area A	2038		1	\$102,800		
		: Boiler Roc		ујестеа .	10070				
		on : 1 Unit	m						
Distribution	Explanati	on . 1 Onti							
Steam Piping/Pump	100%	0-2	\$81,200	2033	\$811,800				
~ · · · · · · · · · · · · · · · · · · ·			tent : Severe, Are						
		: Above Boi		55					
	Explanati	on : Contin	ued Rupturing Oj	Piping E	Buried In First Flo	or Slab.			
Terminal Devices	<u> </u>								
Convector/Radiator	100%			2031	\$829,000	1	\$33,500		
Controls									
Electrical	20%			2026	\$112,700				
Pneumatic	80%			2027	\$1,567,400				
ir Conditioning									
Energy Source					di di				
Electricity	100%			2041	* *	1			
Conversion Equipment	100/	NT.	Φ1.CO 200	2020	* *	2	<b>6500</b>		
Interior Pkg Unit -	10%	Now	\$160,300	2038		2	\$500		
Cooling	Unit Inone	ahle Exten	t : Severe, Area A	ffected ·	100%				
	-		r Fan Room	уестей.	10070				
Window/Wall Unit	5%			2026	\$19,200	1			
No Component	85%			2020	ψ19 <b>,2</b> 00	1			
entilation									
Distribution									
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$18,300		
No Component	80%								
Exhaust Fans									
Roof	100%			2028	\$196,700	2	\$3,200		
lumbing									
H/C Water Piping									
Galvanized Steel	100%			2031	\$1,294,200	1			
Galvanized Steel Sanitary Piping									
Galvanized Steel Sanitary Piping Cast Iron	100% 100%			2031 LIFE	\$1,294,200 * *	1			
Galvanized Steel Sanitary Piping Cast Iron Storm Drain Piping	100%			LIFE	* *	1			
Galvanized Steel Sanitary Piping Cast Iron	100% 100%		, M/A	LIFE LIFE	**				
Galvanized Steel Sanitary Piping Cast Iron Storm Drain Piping	100% 100% Other Obse		tent : N/A, Area A	LIFE LIFE	**	1			
Galvanized Steel Sanitary Piping Cast Iron Storm Drain Piping	100% 100% Other Obse	: Courtyard		LIFE LIFE ffected:	**	1	uning House		
Galvanized Steel Sanitary Piping Cast Iron Storm Drain Piping	100% 100% Other Obse Location Explanati	: Courtyard on : Area D		LIFE LIFE ffected:	**	1	uring Heavy		
Galvanized Steel Sanitary Piping Cast Iron Storm Drain Piping	100% 100% Other Obse	: Courtyard on : Area D		LIFE LIFE ffected:	**	1	uring Heavy		

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 NELSON AVE FAMILY RESIDENCE

Asset #: 3011

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Backflow Preventer				
Generic	100%	2033 \$45,300	1 \$6,400	
Fixtures				
Generic	100%			
Fire Suppression				
Sprinkler				
No Component	80%			
Generic	20%	2043 **	1-2 \$5,800	

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : NEW PROVIDENCE

Address : 215 EAST 45TH STREET @ 3RD AVE.

Borough : MANHATTAN Agency's Number : WYYY
Program / Asset # : DHS0070.000 / 4442 Yr Built/Renovated : 1948 / 2013

Area Sq Ft : 42,000 Project Type : HOMELESS SERVICES

Date of Survey : 28-Apr-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6

Block : 1319 Lot : 8 BIN : 1071616

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$436,000	\$87,600
Interior Architecture	\$1,226,900	\$198,500
Electrical		\$786,500
Mechanical		\$996,000
Total	\$1,662,900	\$2,068,600
Importance Code A	\$436,000	\$87,600
Importance Code B	\$594,300	\$1,782,500
Importance Code C	\$632,600	\$198,500
Total	\$1,662,900	\$2,068,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$75,600	_	_	
Interior Architecture	\$213,300			\$5,500
Electrical	\$5,300	\$3,900	\$4,500	\$4,700
Mechanical	\$36,700	\$12,800	\$15,000	\$22,400
Site Pavements	\$2,700			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$345,400	\$28,600	\$31,300	\$44,400
Importance Code A	\$79,800	\$4,200	\$4,200	\$4,200
Importance Code B	\$213,400	\$24,400	\$27,200	\$40,300
Importance Code C	\$52,300			
Total	\$345,400	\$28,600	\$31,300	\$44,400



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 #: 4442

Architecture		Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%	2-4	\$352,100	LIFE	* *	5	\$87,600	
		Extent : Mo : Rear Fa	derate, Area Affect cade	ed : 15%				
Masonry: Granite	3%			LIFE	* *	5	\$4,300	
Masonry: Limestone	5%			LIFE	* *	5	\$7,100	
Windows								
Aluminum	95%	Now	\$20,200	2049	* *	5	\$10,900	
		c Not Fun : Through	ct, Extent : Modera out	ite, Area	Affected : 10%			
Steel	5%	0-2	\$83,900	2058	* *	5	\$7,100	
23331			Extent : Moderate,		ected : 50%	C	Ψ7,100	
	Location		,	33				
	Thermally	Inefficient	, Extent : Moderate	. Area Ai	ffected : 50%			
	Location		,	,,	,			
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$9,800	
Masonry: Brick Cavity	85%			LIFE	* *	5-10	\$40,100	
Metal Rail	5%			2038	* *	5-10	\$6,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$4,300	
Roof								
Modified Bitumen	95%			2038	* *	10	\$28,200	
Skylight, Metal/Glass	5%			2053	* *	10	\$4,900	
Soffits							·	
Cast in Place Concrete	100%			LIFE	* *	5	\$12,300	
nterior							-	
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$27,500	
Ceramic Tile	10%	Now	\$34,700	2042	* *	5	\$3,100	
		_	ents, Extent : Sever or Bathroom	re, Area A	Affected : 50%			
Quarry Tile	5%	Now	\$45,200	2046	* *	5	\$2,400	
Q, 1110	Cracking/0		Extent : Moderate		Gected : 25%	C	ΨΞ,	
Vinyl Tile		Now	\$594,300	2038	* *	3	\$16,500	
, my, rue	Cracking/0		Extent : Moderate		Sected : 15%	3	ψ10,500	
Wood	5%	0-2	\$9,200	2048	* *	5	\$3,000	
1100d	Deteriorat	ed Finish,	\$9,200 Extent : Moderate, or Conference Room	Area Aff		5	\$3,000	

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 #: 4442

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	_	Now	\$177,700	2046	* *	5	\$16,500	
			ients, Extent : Seve	re, Area 2	Affected : 50%			
	Location	ı : 2nd Floo	or Bathroom					
Concrete Masonry Unit	10%			LIFE	* *	5	\$52,900	
Gypsum Board	50%			LIFE	* *	5-10	\$562,400	
Masonry: Brick	5%			LIFE	* *	10	\$9,900	
Masonry: Fieldstone	5%			LIFE	* *	10	\$13,200	
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 10%			
		ı : Basemer						
	Explana	tion : Joint	Mortar Missing					
Plaster	25%			LIFE	* *	5-10	\$140,600	
Ceilings								
AcousTileSusp.Lay-In	69%	4+	\$14,100	2038	* *	5	\$21,700	
	Staining/L	Discoloring	, Extent : Light, Are	ea Affecte	ed : 5%			
	Location	ı : Through	out					
Exposed Struc: Concrete	10%	0-2	\$18,400	LIFE	* *	5	\$1,000	
1		Crumbling,	Extent : Light, Are		ed : 10%	-	* ,	
	_	ı : Basemer	-					
Gypsum Board	20%			LIFE	* *	5-10	\$43,300	
Metal Panel	1%			LIFE	* *	5	\$1,600	
Site Enclosure	170						Ψ1,000	
Fence/Gates								
Chain Link	100%			2043	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	90%	4+	\$1,400	2046	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	ı : Rear Co	ncrete Yard	-				
Steel Grating	10%	Now	\$1,300	2043	* *	1		
Steel Glating			xtent : Moderate, A		cted · 10%	•		
		ı : Firescap						
Activity Yard								
Cast in Place Concrete	100%			2038	* *			
Cust in 1 luce concrete	10070			2030				

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

Under 600 Volts

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 #: 4442

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100% Other Observation, Extent: Light, Are Location: Electrical Room Explanation: 2 Main Service Discor			5 Amperes .	\$200 Each.	
Switchgear / Switchboard	*			1		
Fused Disc Sw	30%	2043	* *	5	\$100	
	Other Observation, Extent : Light, Are Location : Electrical Room		: 100%		****	
	Explanation: 1 Vertical Section					
Fused Disc Sw	30%	2033	\$38,100	5	\$100	
	Other Observation, Extent : Light, Are Location : Electrical Room Explanation : 1 Vertical Section	ea Affected	: 100%			
Moldad Casa Direc	40%	2043	* *		\$400	
Molded Case Bkrs	40% Other Observation, Extent : Light, Are			5	\$400	
	Location : Electrical Room	33				
	Explanation: 1 Vertical Section					
Raceway	Explanation . 1 vertical Section					
Conduit	80%	2043	* *	1		
Conduit	20%	2033	\$11,700	1		
Panelboards			•			
Fused Disc Sw	10%	2041	* *	5	\$100	
Molded Case Bkrs	90%	2041	* *	5	\$1,000	
Wiring						
Thermoplastic	100%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2038	* *	5	\$300	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,200	
Lighting						
Interior Lighting						
Fluorescent	96%	2033	\$599,100	10	\$37,000	
	T-8 Lamps And Fixtures, Extent: Light Location: Throughout The Building		ected : 100%			
Fluorescent	2%	2033	\$12,500	10	\$800	
	Compact Fluorescent Light, Extent : M Location : Throughout The Building		Area Affected : 100	%		
LED	2%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$5,100	
Exit, Battery	50%	2038	* *	10	\$1,400	

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

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

Asset #: 4442

Electrical	Current Repair	Future F	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Exterior Lighting								
Fluorescent	30%	2033	\$49,100	10	\$1,200			
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location: Front And Courty	vard						
No Component	70%							
Alarm								
Security System								
Generic	75%	2038	* *	1	\$11,800			
	Other Observation, Extent : L Location : Hallways And Co		100%					
	Explanation: CCTV Surveil	llance Cameras						
Generic	25%	2028	\$19,300	1	\$3,900			
	Other Observation, Extent : Moderate, Area Affected : 100%  Location : Throughout The Building							
	Explanation : Intrusion Syst	em And Door Lock Al	arm					
Fire/Smoke Detection		_		•		•		
Generic, Digital	100%	2033	\$105,800	1-3	\$26,700			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways, Cafeteria And Basement							
	Explanation : Strobe Lights, Horns	Manual Pull Stations	, Alarm Bells, Si	noke De	tectors And			

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2043	* *	1		
Conversion Equipment						
Steam Boiler	100%	2038	* *	1	\$41,600	
	Other Observation, Extent: N/A, Are	ea Affected :	100%			
	Location : Boiler Room					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2043	* *			
Terminal Devices						
Convector/Radiator	80%	2038	* *	1	\$10,900	
Fan Coil Unit/Heat	20%	2028	\$203,400	1	\$2,700	
Air Conditioning					·	
Energy Source						
Electricity	100%	2041	* *	1		
Conversion Equipment						
Window/Wall Unit	60%	2028	\$93,200	1		
No Component	40%		ŕ			
Ventilation						

Ventilation

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 #: 4442

Mechanical	Current Repair	Future Re	placement	М	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$37,100		
Exhaust Fans							
Roof	100%	2041	* *	2	\$1,300		
Plumbing							
H/C Water Piping	000/	20.12	* *				
Brass/Copper	90%	2043		1			
Galvanized Steel	10%	2031	\$52,400	1			
Water Heater With Tanks	1000/			_			
Gas Fired	100%	2028	\$33,400	2			
	Other Observation, Extent: N/A, A	Area Affected: 100'	%				
	Location: Boiler Room						
	Explanation: Two 80 Gallon Un	nits					
Sanitary Piping	1000/	LIDE	ala ala				
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	90%	LIFE	* *	1			
Plastic/PVC	10%	2038	* *	1			
Sump Pump(s)					*. *.		
Submersible	100%	2024	\$1,300	4	\$1,300		
Fixtures							
Generic	60%						
Generic	40%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent: N/A, A			_			
	Location: 1 Unit From Basemer	ıt To 6th Floor, 1 U	nit From Base	ment To	5th Floor		
	Explanation: 2 Units						
Fire Suppression							
Sprinkler	1000/	2022	0.5.5 - 2.0 -		<b>411</b> 00°		
Generic	100%	2033	\$567,300	1-2	\$11,800		
Chemical System	1000/	2020	<b>450 50</b>		<b>#</b> 22.22		
Wet	100%	2028	\$79,700	1-3	\$92,900		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Kitchen	<b></b>					
	Explanation: Covers 20 Square	Feet					

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

#### Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : PAMOJA HOUSE

Address : 357 MARCUS GARVEY BLVD.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 225,775 Project Type : HOMELESS SERVICES

Date of Survey : 16-Mar-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,Mez

Block : 1649 Lot : 1 BIN : 3045367

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,881,000	\$2,108,200
Interior Architecture	\$2,930,800	\$2,101,800
Electrical	\$1,736,500	\$2,526,700
Mechanical	\$2,248,600	\$9,946,800
Total	\$8,796,900	\$16,683,400
Importance Code A	\$2,265,400	\$4,363,600
Importance Code B	\$6,097,400	\$12,319,900
Importance Code C	\$434,100	
Total	\$8,796,900	\$16,683,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$117,300	_	\$33,700	
Interior Architecture	\$91,300	\$7,700		\$7,700
Electrical	\$19,400	\$22,700	\$81,500	\$20,300
Mechanical	\$164,200	\$48,300	\$118,400	\$59,500
Site Enclosure	\$34,200			
Site Pavements	\$3,800			
Total	\$430,300	\$78,700	\$233,600	\$87,500
Importance Code A	\$117,300	\$22,400	\$58,400	\$22,400
Importance Code B	\$240,000	\$56,300	\$175,200	\$65,200
Importance Code C	\$73,000			
Total	\$430,300	\$78,700	\$233,600	\$87,500



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 PAMOJA HOUSE

Asset #: 1975

Architecture	Current	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls							
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling Location: Through Joint Mortar Miss/E Location: Through	out rod, Extent : Moder			5	\$38,200	
Masonry: Brick	88% Now Cracking/Crumbling Location: Through Joint Mortar Miss/E Location: Through Painted Surfaces, Ex Location: North F Sidewalk Shed in Us Location: On Thre Water Penetration, E Location: Through Worn/Eroded, Extend Location: Through	rod, Extent : Moder rod, Extent : Moder stent : Light, Area A acade e, Extent : Light, Ar re Sides At Main En Extent : Moderate, A rout	ate, Area ffected : I ea Affecte try Elevat rea Affect	Affected: 30% 25% 2d: 20% 2ion 2ed: 20%	5	\$86,100	
Masonry: Granite	2% Now  Joint Mortar Miss/E.  Location: Main En	\$45,200 rod, Extent : Moder	LIFE eate, Area	* * Affected : 20%	5	\$1,500	
Masonry: Sandstone	5% Now Cracking/Crumbling Location: Through Joint Mortar Miss/E Location: Through Other Observation, I Location: Through Explanation: This	oout rod, Extent : Light, oout Extent : N/A, Area A oout	Area Affec	cted : 30%	5	\$3,700	
Windows							
Aluminum	95% Now Air Infiltration, Exte Location: Through Ctrwt/Balnc Not Fun Location: Through	out oct, Extent : Light, A			5	\$13,300	
Metal Louvers	5% Now Corrosion/Rusting, I Location: Through	-	2040 Affected :	**			

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 PAMOJA HOUSE

Asset #: 1975

rchitecture		Current l	Repair	Futur	e Replacement	M	aintenance	
stem	% of		Estimated Cost		<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priorit
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1110110
erior	<u> </u>							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$8,800	
Masonry: Brick	Location Effloresce Location Joint Mor Location	Crumbling, 1: Through nce, Extent 1: Through tar Miss/Ei 1: Through	: Moderate, Area . out od, Extent : Moder	Affected .	20% 1 Affected : 20%	5	\$19,700	
		ı : Through		33				
Masonry: Granite	Joint Mor	Now tar Miss/Ei 1: Through	\$17,600 rod, Extent : Light, out	LIFE Area Affe	** ected : 10%	5	\$900	
Metal Panel			Extent : N/A, Area A out	2051 Affected :	**	5	\$4,400	
Roof Asphalt Shingle	500/	Now	\$32,400	2040	* *			
	Location Cracking/ Location Recent Re	n : West Roo Crumbling, n : West Roo	nents, Extent : Mod of Over Entry Area . Extent : Moderate of Over Entry Area ent, Extent : N/A, A oof Areas	e, Area A <u>j</u>	fected : 10%			
Fluid Applied Roofing		stallation, E	Extent : N/A, Area A At Barrel Roof	2059 Affected :	**			
Metal Panel	7%			2036	* *	10	\$31,500	
Modified Bitumen		on Func/M	\$18,400 iss, Extent : Moder oor Bulkhead	2036 ate, Area	* * Affected : 5%			
Skylight, Metal/Glass	Location Deformed Location Water Pen	/Rusting, E n : Skylights /Dented, E: n : Through	xtent : Severe, Ared	Affected :	20%	10	\$24,600	
Skylight, Plastic	2%			2036	* *	1		
Soffits								
Cast Stone/Terra Cotta			\$111,600 rod, Extent : Moder stry	LIFE ate, Area	* *  1 Affected : 25%	5	\$26,000	
Masonry: Brick	15%		-	LIFE	* *	5	\$600	
· Wiasoni y. Ditck	1370			LILE		J	\$000	

#### Interior

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

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

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

# DEPT. OF HOMELESS SERVICES - 071 PAMOJA HOUSE

Asset #: 1975

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior					
Floors	400/		_		
Cast in Place Concrete	48% 4+ \$328		5	\$433,000	
	Cracking/Crumbling, Extent : Lig Location : Boiler Room In Base				
Ceramic Tile	10%	2034 **	5	\$41,200	
	Cracking/Crumbling, Extent : Lig Location : Bathroom	ht, Area Affected : 10%			
Quarry Tile	2%	2044 **	5	\$12,400	
Vinyl Tile	15%	2031 \$1,668,800	3	\$23,200	
	Patching Evident, Extent : Light, Location : Throughout First Flo	50			
Vinyl Tile 9" X 9"	15% Now \$533.	.100 2041 **	3	\$23,200	
	Adhesion Failure, Extent : Moder	ate, Area Affected : 20%			
	Location: 2nd Floor Mezzanine	?			
	Broken/Missing Elements, Extent Location: 2nd Floor Mezzanine				
	Cracking/Crumbling, Extent : Mo	derate, Area Affected : 20%			
	Location : 2nd Floor Mezzanine				
	Worn/Eroded, Extent : Moderate,				
	Location: 2nd Floor Mezzanine				
Wood	10% Now \$720.	600 2059 **	5	\$38,700	
	Broken/Missing Elements, Extent			420,700	
	Location : Second And Third Flo				
	Dry Rot/Decay, Extent : Moderate	e, Area Affected : 50%			
	Location : Second And Third Flo				
	Split/Cracked, Extent: Moderate,	Area Affected : 50%			
	Location : Second And Third Flo				

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 PAMOJA HOUSE

Asset #: 1975

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Ceramic Tile	10%			2034	* *	5	\$19,100	
Concrete Masonry Unit	15%		\$52,600	LIFE	* *	5	\$11,400	
	Cracking/Crumbling, Extent: Light, Area Affected: 10%							
	Location	: Through	out Drill Area					
Gypsum Board	15%			LIFE	* *	5	\$17,200	
Masonry: Brick	10%	Now	\$177,500	LIFE	* *			
•	0	Crumbling, 1 : Basemen	Extent : Moderate	, Area Aj	ffected : 30%			
		etration, E: i : Basemen	xtent : Moderate, A nt	rea Affe	cted : 30%			
			: Moderate, Area A oom In Basement	ffected :	20%			
Plaster	Cracking/	0	\$204,000 Extent : Moderate out West Entry Win		* * ffected : 50%	5	\$25,800	
	Paint Pee	ling, Extent	: Moderate, Area 2 out West Entry Win	Affected	: 60%			
			xtent : Moderate, A out West Entry Win		cted : 20%			
Wood			\$32,800 Extent : Moderate, out	LIFE Area Aff	* * fected : 10%	5	\$38,200	

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 PAMOJA HOUSE

Asset #: 1975

Architecture	Current Repair Future Replacement					Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior								
Ceilings								
AcousTileSusp.Lay-In	2% Now Broken/Missing Elem Location: First Flo	oor			5	\$3,400		
	Staining/Discoloring, Extent: Moderate, Area Affected: 40% Location: Entryway And Laundry Room Water Penetration, Extent: Severe, Area Affected: 20% Location: Throughout							
Embossed Metal	5% Now Broken/Missing Elem Location: Through	out Basement			5	\$7,700		
	Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Second Floor Mezzanine Deformed/Dented, Extent: Moderate, Area Affected: 20% Location: Second Floor Mezzanine							
Exposed Struc: Steel	35% Recent Repair Eviden Location : Drill Are		LIFE ea Affecte	* * ed : 10%				
Exposed Struc: Wood	35% Now Recent Repair Evider Location : Drill Are		LIFE ea Affecto	* * ed : 10%				
Plaster	23% Now Broken/Missing Elem Location: Through			* * ea Affected : 50%	5	\$49,000		
	Cracking/Crumbling, Location: Through Paint Peeling, Extent	out						
	Location : Through Water Penetration, E	out xtent : Moderate, A						
Sita Englacura	Location : Through	out						
Site Enclosure Fence/Gates								
Iron Picket	100% 0-2 Corrosion/Rusting, E Location : Corner I	Posts						
	Deteriorated Finish, Location: Through		a Affected	d : 10%				
Free Standing Walls	200000000000000000000000000000000000000							
Masonry: Fieldstone	100% Now Joint Mortar Miss/En Location : Through	out						
	Vegetation Growth, E Location: Tree On Other Observation, E	Top Extent : Light, Area						
	Location : Through Explanation : Gran							
-	<i>Елрининон</i> . Отап	ne mai memorial						

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 PAMOJA HOUSE**

Asset #: 1975

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%	Now	\$7,400	2041	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location	: Areaway	S					
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location	: Areaway	S					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	* *			
On-Site Walkways								
Cast in Place Concrete	80%	Now	\$1,900	2036	* *			
	Broken/Missing Elements, Extent: Moderate, Area Affected: 5%							
	Location	: Through	out Perimeter Of B	uilding				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location	: Through	out Perimeter Of B	uilding	And Areaways			
Pavers/Stone	20%	Now	\$1,900	2034	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Entry Stairs On South Elevation							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location: Entry Stairs On South Elevation							

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	25%	2031	\$23,500	5	\$200			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: 1st Floor Electrical Room							
	Explanation: One 600 Ampere Main Disconnect Switch							
Molded Case Bkrs	25%	2031	\$111,100	5	\$1,500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: 1st Floor Electrical Room							
	Explanation: One 200 Ampere Main Disconnect Switch							
Molded Case Bkrs	25%	2031	\$111,100	5	\$1,500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Generator Room							
	Explanation: One 400 Ampere Main Disconnect Switch							
Molded Case Bkrs	25%	2031	\$111,100	5	\$1,500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Generator Room							
	Explanation : One 200 Ampere Di	sconnect Swi	tch					

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.

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

Asset #: 1975

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Transformers							
Dry Type	100% Other Observation, Extent: Light, An Location: 1st Floor Electrical Roo Explanation: Two Transformers Ob	m	\$26,100	5	\$800		
Switchgear / Switchboard							
Fused Disc Sw	75% 2031 \$333,400 5 \$700  Other Observation, Extent: Light, Area Affected: 100%  Location: Basement Electrical Room  Explanation: 600 Ampere Main Disconnect Switch, One 200 Ampere Disconnect Switch,						
	Two 400 Ampere Disconnect Switch		исп, Опе 200 11тр	icie Disc	onneet Switch,		
Molded Case Bkrs	25%	2031	\$111,100	5	\$1,500		
Raceway							
Conduit	100%	2031	\$446,000	1			
Panelboards							
Fused Disc Sw	10%	2030	\$46,800	5	\$500		
Fused Knife Sw	20% 2-4 \$93,600 2056 ** 5  Other Observation, Extent: Light, Area Affected: 100%  Location: Basement Electrical Room  Explanation: Two Fused Knife Switch Panels Observed						
Molded Case Bkrs	70%	2030	\$327,500	5	\$4,200		
Wiring	7070	2030	Ψ327,300		ψτ,200		
Braided Cloth	60% 2-4 \$398,400 Insulation Aged, Extent : Moderate, A Location : Throughout The Building	Area Affected	* * d : 100%	1			
Thermoplastic	40%	2031	\$265,600	1			
Motor Controllers							
Locally Mounted	100%	2029	\$607,700	5	\$1,500		
Ground Grounding Devices Not Accessible	100%						
Stand-by Power							
Transfer Switches Automatic	100%	2029	\$102,000	1	\$69,500		
Generators Diesel	100% Now \$106,10 Not in Service, Extent : Severe, Area Location : Generator Room		**	1	\$78,700		
	Location : Generator Room Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : One 100 Kilowatt						
Batteries	*						
Lead/Acid	100%	2024	\$2,400	5	\$8,400		

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 #: 1975

Electrical	Current Rep	air Fu	Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost Yea		Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
tand-by Power								
Fuel Storage								
Main Tank	100%	203		5				
	Other Observation, Exte		ed : 100%					
	Location: Basement C							
	Explanation : One 275	Gallon						
Lighting								
Interior Lighting	100/	202	¢ \$225.500	10	<b>#20 700</b>			
Fluorescent	10%	202		10	\$20,700			
	Other Observation, Exte		ed : 100%					
	Location : Stairs And I							
	Explanation: T-8 Lam	•						
HID	10%	202	,	10	\$700			
		Other Observation, Extent : Light, Area Affected : 100% Location : Abandoned, Spaces Not In Use						
		-						
	Explanation : Not In U							
Incandescent	10%	202		2	\$500			
LED	70%	203	9 **					
Egress Lighting								
Emergency, Battery	50%	203		10	\$27,200			
Exit, Battery	50%	203	6 **	10	\$7,600			
Exterior Lighting								
LED	100%	203						
	Recent Installation, Exte		d : 100%					
	Location : Building Pe	rimeter						
Alarm								
Security System								
No Component	90%							
Generic	10%	203	~	1	\$8,400			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location: First Floor						
<del></del>	Explanation: CCTV S	urveillance System						
Fire/Smoke Detection								
No Component	70%				h			
Generic, Digital	30%	202	6 \$170,600	1-3	\$41,700			

Mechanical	Currer	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Fuel Oil No 2	40%		2031	\$202,400	5	\$28,000	
Natural Gas	60%		2041	* *	1		

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

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

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

Asset #: 1975

Mechanical	Current Repair		Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating Conversion Equipment Steam Boiler	100% 0-2 Corroded, Extent : I Location : Boilers Other Observation, Location : Boiler I	Extent : Light, Area			1	\$201,200		
	Explanation: 2 Us							
Distribution Steam Piping/Pump	100% 0-2 Corroded, Extent : S	\$35,300 Severe, Area Affected isate Return Tank. B it : Moderate, Area A	asement	\$1,765,800 5%				
Terminal Devices Air Handler	20% Now Unit Inoperable, Ex Location: 1 Of 5	\$41,500 tent : Severe, Area A Units In Armory - G		\$829,900	1	\$25,100		
Convector/Radiator	60% Now Damaged, Extent: 1 Location: Through		2029 cted : 10%	\$1,081,900	1	\$39,400		
Fan Coil Unit/Heat	20%		2031	\$1,093,400	1	\$14,600		
Air Conditioning Energy Source Electricity	100%		2039	* *	1			
Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%		2036	* *	2	\$2,100		
Ç C	Other Observation, Location : Roof Explanation : Serv	Extent : Light, Area ves Kitchen Area. Wi						
Window/Wall Unit	5% Other Observation, Location: 3rd Flo Explanation: Loca	Extent : Light, Area oor Office	2024	\$41,800	1			
No Component	80%							
Distribution Ductwork/Diffusers No Component	15% 85%		LIFE	* *	2	\$44,100		
Ventilation Distribution Ductwork/Diffusers	40%		LIFE	* *	2-5	\$50,400		
No Component	60%		LIFE		<u> </u>	φ30, <del>4</del> 00		

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 #: 1975

echanical	Current Repair Future Replace		Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
ntilation						
Exhaust Fans						
Interior	40%	2026	\$391,200	2	\$2,800	
	Other Observation, Extent : Light, A	rea Affected : .	100%			
	Location : Above Ceiling					
	Explanation: General And Lavator					
Interior	60% 0-2 \$586,80		* *	2	\$3,300	
	Other Observation, Extent : Severe, A		100%			
	Location : Above Ceiling. Not Obse					
	Explanation: Ineffective Ventilation	n Of Shower R	cooms			
mbing						
H/C Water Piping						
Galvanized Steel	100% Now \$56,30		\$2,815,100	1		
	Corroded, Extent : Moderate, Area A	Iffected: 15%				
	Location : Throughout					
Water Heater With Tanks						
Gas Fired	35%	2029	\$5,800	2		
	Other Observation, Extent : Light, A	rea Affected : .	100%			
	Location : First Floor					
	Explanation: 1 Heater With Two 1	00-gallon Serv	ing Lavatories			
Gas Fired	55%	2029	\$9,200	2		
	Other Observation, Extent : Light, A	rea Affected : .	100%			
	Location : First Floor					
	Explanation: 2 Heaters Each With	500-gallon Ta	nk Serving Show	vers		
Gas Fired	10%	2024	\$1,700	2		
	Other Observation, Extent : Light, A	rea Affected :				
	Location: Basement					
	Explanation : Serves Kitchen					
HW Heat Exchanger						
Steam Fired	100%	2031	\$1,066,300	4	\$22,300	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100% 0-2 \$6,80	0 2026	\$6,800	4	\$4,800	
	Other Observation, Extent: Severe, A	Area Affected .	100%			
	Location: Boiler Room					
	Explanation : Slow Drain					
Pool Filter/Treatment						
Not Accessible	100%					
Backflow Preventer						
No Component	67%					
•	Other Observation, Extent : Light, A	rea Affected : (	0%			
	Location: Basement					
	Location . Dasement					
	Explanation : Sprinkler Service On	uly				

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 PAMOJA HOUSE**

Asset #: 1975

Mechanical	Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Esti FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
Fixtures							
Generic	100%						
	Obsolete Fixtures, Extent:	Severe, Area Affected : 100	0%				
	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		

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

#### Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : PARK SLOPE ARMORY

Address : 1402 8TH AVENUE @ 14TH ST

Borough : BROOKLYN Agency's Number : MB051
Program / Asset # : DHS0081.000 / 4453 Yr Built/Renovated : 1894 / 2006

Area Sq Ft : 201,300 Project Type : HOMELESS SERVICES

Date of Survey : 25-Jun-2020 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1102 Lot : 12 BIN : 3026581

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,281,200	\$677,500
Interior Architecture	\$3,659,800	\$3,016,700
Electrical	\$345,800	\$734,200
Mechanical		\$2,250,500
Site Pavements	\$224,700	
Total	\$5,511,500	\$6,678,900
Importance Code A	\$1,281,200	\$677,500
Importance Code B	\$3,635,000	\$6,001,400
Importance Code C	\$595,300	
Total	\$5,511,500	\$6,678,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$45,700		\$34,400	
Interior Architecture	\$142,700	\$8,400	\$3,400	
Electrical	\$31,300	\$33,100	\$70,200	\$30,500
Mechanical	\$77,600	\$58,400	\$68,300	\$68,900
Total	\$297,200	\$99,900	\$176,300	\$99,500
Importance Code A	\$65,600	\$19,900	\$54,800	\$19,900
Importance Code B	\$205,600	\$79,900	\$121,600	\$79,500
Importance Code C	\$26,000			
Total	\$297,200	\$99,900	\$176,300	\$99,500



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 #: 4453

rchitecture	Current	Repair	epair Future Replacement			nt Maintenance		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls								
Masonry: Brick	90% Now Cracking/Crumbling Location: South F Joint Mortar Miss/E Location: Through Vegetation Growth, I Location: North F Water Penetration, E	acade rod, Extent : Light, nout Extent : Light, Area acade	Area Affe Affected	ected : 5%	5	\$136,900		
	Location : North A	nd South Facades						
Masonry: Granite	7% 0-2  Joint Mortar Miss/E  Location : Through	0	LIFE Area Affe	* * ected : 5%	5	\$8,000		
Stucco Cement	3% Now Cracking/Crumbling Location: East Fac			* * Fected : 20%	5	\$5,700		
Windows								
Aluminum	100% Now Water Penetration, E Location: Baseme	-	2047 Affected .	* *	5	\$10,900		
Parapets								
Copper/Terne Masonry: Brick	10% 85% Now Cracking/Crumbling Location: Through Joint Mortar Miss/E.	nout			5 5	\$40,500 \$71,200		
	Location : Through		33					
Pre-Cast Concrete	5%		LIFE	* *	5	\$26,400		
Roof Asphalt Shingle	80% Now Recent Installation, I Location : Through		2044 Iffected :	**				
Copper/Terne	5% Now Water Penetration, E Location: Gutters		00					
Modified Bitumen	5% Recent Installation, Location: Through		2039 Affected :	**	10	\$18,600		
Single Ply Membrane	5%		2031	\$407,500	10	\$18,600		
Skylight, Metal/Glass	5%		2041	**	10	\$61,900		
Soffits Stucco Cement	100%		2036	**	5	\$28,300		

Interior

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 #: 4453

Architecture		Current Repair		<b>Future Replacement</b>		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Floors									
Cast in Place Concrete	15%			LIFE	* *	5	\$88,600		
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%		\$18,900	2031	\$378,600	5	\$4,000		
	_	en/Split, Ex 1 : YMCA M	tent : Light, Area A Iain Space	Iffected :	20%				
Traffic Topping	15%	4+	\$103,600	2036	* *	5	\$25,300		
	Location Other Obs Location Explana	n : West Sid ervation, E n : Main YM	stent : Moderate, A e Of Main Basketbo Extent : Light, Area ICA Athletic Space tic Wear Surface	all Court Affected	: 100%				
Vinyl Tile	25%			2031	\$1,998,400	3	\$25,300		
Wood			\$2,071,000 eents, Extent : Seven r	2071 re, Area 2	* * Affected : 100%	5	\$50,600		
	Location	a : 3rd Floo	Extent : Light, Area r · Is Abandoned	Affected	: 100%				
Wood	Dry Rot/D	-	\$48,300 nt : Severe, Area Af Veight Room	2046 Fected : 5	**	5	\$35,400		
	_	d/Bulging, 1 : YMCA S	Extent : Moderate, addles	Area Aff	ected : 5%				

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 PARK SLOPE ARMORY

Asset #: 4453

rchitecture	Current Repair Future Replacement			e Replacement	nt Maintenance			
rstem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
erior								
Interior Walls	100/ 0.2	Φ <b>7</b> 0.100	TIEE	* *				
Cast in Place Concrete	10% 0-2	\$78,100	LIFE					
	Location : Throug	g, Extent : Light, Are hout		ca : 20%				
Ceramic Tile	3%		2034	* *	5	\$5,800		
Gypsum Board	25% Now	\$14,400	LIFE	* *	5	\$28,700		
	Cracking/Crumblin Location: YMCA	g, Extent : Light, Ard Main Space	ea Affecte	ed : 10%				
Masonry: Brick	15% Now	\$117,400	LIFE	* *				
	-	g, Extent : Severe, A Wall Of YMCA Main		ted : 10%				
	Efflorescence, Exte	nt : Light, Area Affec	ted : 10%	6				
	Location: YMCA	Main Area						
Metal Panel	1% Now	\$8,800	LIFE	* *				
	Deformed/Dented,	Extent : Moderate, A	rea Affec	ted : 70%				
	Location: Basem	ent						
Plaster	20% Now	\$399,900	LIFE	* *	5	\$11,500		
	Broken/Missing Ele Location: 3rd Flo	ements, Extent : Seve por	re, Area A	Affected : 100%				
	Other Observation,	Extent : Severe, Are	a Affected	d: 100%				
	Location : 3rd Flo		00					
	Explanation : Abo	ındoned Area						
Plaster	25%		LIFE	* *	5	\$14,400		
SGFT/Glazed Masonry	1%		LIFE	* *				
Ceilings								
AcousTileSusp.Lay-In	15% 4+	\$40,600	2036	* *	5	\$22,800		
	0 0	g, Extent : Moderate,	Area Aff	ected : 20%				
	Location : Throug							
		Extent : Severe, Ared		! : 5%				
	Location : Veteral	ns Section Of Buildin	g					
Embossed Metal	15%		LIFE	* *	5	\$20,500		
Exposed Struc: Concrete	10%		LIFE	* *	5	\$4,700		
Exposed Struc: Steel	10%		LIFE	* *				
Plaster	20% Now	\$99,000	LIFE	* *	5	\$38,000		
	Cracking/Crumblin Location : Throug	g, Extent : Moderate shout	, Area Af	fected : 10%				
Plaster	15% Now	\$742,600	LIFE	* *	5	\$28,500		
	Broken/Missing Ele Location : 3rd Flo	ments, Extent : Seve oor	re, Area A	Affected : 100%				
	Other Observation, Location: 3rd Flo	Extent : Light, Area oor	Affected	: 100%				
	Explanation : Abo	andoned Area						
Wood	15% Now	\$44,300	LIFE	* *	5	\$398,700		
11004		ı, Extent : Moderate,		ected : 20%	5	Ψ270,700		
	Location : Barrel							

#### 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.

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

Asset #: 4453

Architecture		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2051	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2041	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$224,700	2036	* *			
	Cracking/0	Crumbling, Ex	tent : Moderate	, Area Aj	fected : 50%			
	Location	: Throughout						
	Sinking/Subsiding, Extent: Severe, Area Affected: 10%				! : 10%			
	Location	: North And S	outh Facades					
On-Site Walkways								
Cast in Place Concrete	100%			2036	* *			

Electrical		Current F	Repair	Future Replacement		Maintenance		
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	\$900	
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Electrica	al Room In YMCA					
	Explanat	ion : One 4	4,000 Ampere Mair	Discon	nect Switch			
Switchgear / Switchboard								
Fused Disc Sw	50%			2051	* *	5	\$400	
Molded Case Bkrs	50%			2031	\$243,900	5	\$2,700	
Raceway								
Conduit	25%			2031	\$122,400	1		
Conduit	75%			2041	* *	1		
Panelboards								
Fused Disc Sw	20%			2047	* *	5	\$900	
Molded Case Bkrs	20%			2030	\$102,700	5	\$1,100	
Molded Case Bkrs	40%			2047	* *	5	\$2,100	
Molded Case Bkrs	20%			2039	* *	5	\$1,100	
Wiring								
Thermoplastic	50%			2041	* *	1		
Thermoplastic	50%			2051	* *	1		
Motor Controllers								
Locally Mounted	25%			2044	* *	5	\$300	
Locally Mounted	25%			2029	\$166,700	5	\$300	
Motor Control Center	50%			2044	* *	5	\$2,700	
round							-	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,000	

Stand-by Power

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 #: 4453

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tand-by Power						
Transfer Switches						
Automatic	100%	2044	* *	1	\$61,900	
Generators						
Diesel	100%	2040	**	1	\$78,000	
	Other Observation, Extent: Light, Are		100%			
	Location: Generator Room In YMC		anaton Ia Dual E	ual Cama	<b>L</b> 10	
Batteries	Explanation: 300 Kilowatt Rated Co	ірасну. Сеп	eraior is Duai Fi	иет Сара	oie.	
Lead/Acid	100%	2025	\$2,600	5	\$7,500	
Fuel Storage	10070	2023	\$2,000		\$7,500	
Main Tank	100%	2059	* *	5		
William Turk	Other Observation, Extent : Light, Are		100%	3		
	Location: Generator Room In YMC.					
	Explanation: 275 Gallon Capacity					
ighting	* * *					
Interior Lighting						
Fluorescent	40%	2036	* *	10	\$73,900	
	T-8 Lamps And Fixtures, Extent: Light	t, Area Affec	cted : 100%			
	Location: Throughout The Building					
Fluorescent	5%	2026	\$164,100	10	\$9,200	
	Other Observation, Extent : Light, Are	a Affected :	100%			
	Location : Third Floor Shelter Side					
	Explanation: Fluorescent Fixtures A	re Abandon	ed In Place			
Fluorescent	3%	2031	\$98,500	10	\$5,500	
	Compact Fluorescent Light, Extent : L	_	ffected : 100%			
	Location : Second Floor Shelter Side	?				
Fluorescent	1%	2026	\$32,800	10	\$1,800	
	T-12 Lamps And Fixtures, Extent: Lig.		ected : 100%			
	Location : Second Floor Shelter Side	?				
HID	50% Now \$63,900	2036	* *			
	Not in Service, Extent : Moderate, Are					
	Location : Eighty Fixtures Are Not C	perational .	In The YMCA			
LED	1%	2036	* *			
Egress Lighting						
Emergency, Service	25%	2036	* *	1		
Emergency, Battery	25%	2036	* *	10	\$12,100	
Exit, Battery	50%	2036	* *	10	\$6,800	
Exterior Lighting	201		<b>.</b>			
HID	3%	2031	\$30,200	10		
Incandescent	2%	2026	\$23,100	2		
No Component	95%					

Alarm

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 #: 4453

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
No Component	50%					
Generic	50%	2039	* *	1	\$37,600	
	Other Observation, Extent : Lig	ght, Area Affected : 100%				
	Location : Throughout The B	uilding				
	Explanation: CCTV Surveille	ance System Recently Inst	alled.			
Fire/Smoke Detection						
No Component	25%					
Generic, Digital	75%	2036	* *	1-3	\$95,900	

Mechanical	Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%		2051	* *	1			
1 401	Other Observation, Extent : Light, Area Affected : 100% Location : Buried Under Sidewalk On 15th Street Explanation : One 4,000 Gallon Oil Tank							
Conversion Equipment	-							
Steam Boiler	100% Other Observation, E Location: Boiler R	-	2044 Affected	**: 100%	1	\$199,400		
	Explanation: Two I		oilers					
Distribution Central Plant Steam Piping/Pmp	25%		2031	\$1,516,800	4	\$2,500		
	On Extended Life, Extent: Moderate, Area Affected: 100% Location: Throughout The D.H.S. Section Of The Building							
Central Plant Steam Piping/Pmp	75%		2051	* *	4	\$7,400		
Terminal Devices								
Air Handler	70%		2036	* *	1	\$87,100		
Convector/Radiator	30%		2029	\$529,300	1	\$19,500		
	On Extended Life, Ex Location : Through							
Air Conditioning								
Energy Source								
Electricity	100%		2047	* *	1			

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

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

Asset #: 4453

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Fail D Total (Year	ate Estimated Cost cs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	70%		2036	* *	1	\$65,400		
•	Location: Roof	n, Extent : Light, Area			. G. I			
		Packaged Air Cooled	2036	Serve YMCA Build **	ing Side.			
Split Unit	Location : YMC	n, Extent : Light, Area 'A Building Side Split Units Serve Offic	: 100%					
Window/Wall Unit	25%	Spiii Oniis Serve Offic	$\frac{2029}{}$	\$204,400	1			
Distribution	2370		2029	\$204,400	1			
CW & CHW Wtr Pipe/Pump	70%		2051	* *	4	\$6,900		
No Component	30%							
Terminal Devices Air Handler/Cool/Ht	70% Other Observatio	n, Extent : Light, Area	2036 Affected	**	1	\$87,100		
	Location: YMCA Building Side							
		Air Handling Units Se	erve YMC	'A.				
No Component	30%							
Ventilation								
Distribution Ductwork/Diffusers	80%		LIFE	* *	2-5	\$89,800		
No Component	20%		LIFE		2-3	\$69,600		
Exhaust Fans	2070							
Roof	50%		2036	* *	2	\$3,100		
Wall Unit	50%		2036	* *	2	\$3,100		
Plumbing								
H/C Water Piping	1000/		2026	* *				
Galvanized Steel	100%		2036		1			
Water Heater With Tanks Gas Fired	100%		2029	\$18.200	2			
Gas Filed	Other Observatio Location : Base	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room						
Carrita ma Dinaira a	Explanation: 4	Gas-fired Domestic W	ater Hea	iers				
Sanitary Piping Cast Iron	70%		LIFE	* *	1			
Cast Iron	30% On Extended Life	, Extent : Moderate, A	LIFE rea Affec	* * ted : 100%	1			
	Location : Thro	ughout The D.H.S. Sec	tion Of T	he Building				

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 #: 4453

Mechanical	Current Re	Current Repair		e Replacement	Maintenance					
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing										
Storm Drain Piping										
Cast Iron	100% 0-2	\$15,200	LIFE	* *	1					
	Blockage /Clogged, Ex									
	* *	Location: Scuppers And Leaders On The North And South Sides Of Building								
	Other Observation, Ext	tent : Light, Area	Affected	: 100%						
	Location: Around Th		_							
	Explanation : Alumin	um Scuppers And	l Leaders	s Observed						
Sump Pump(s)										
Non-Submersible	100%		2031	\$43,200	4	\$4,300				
Backflow Preventer										
Generic	100%		2036	* *	1	\$12,300				
Fixtures										
Generic	100%									
	Obsolete Fixtures, Extent : 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	\$10,300	2034	* *	1	\$33,800				
	Corroded, Extent : Severe, Area Affected : 10%									
	Location: Pump Steel Anchorage Corroded And Unstable Located In Fire Pump Room									
	Damaged, Extent : Severe, Area Affected : 10%									
	Location : Shaft Misaligned At Fire Pump In Fire Pump Room									
	Other Observation, Extent: Light, Area Affected: 100%									
	Location : Fire Pump Room In YMCA Building Side									
	Explanation: 2 Fire I	Pumps Each With	A Jocke	y Pump.						

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : POWERS FAMILY OVERNIGHT (PATH)
Address : 346 POWERS AVENUE @ E.142 ST.

Borough : BRONX Agency's Number : N/A
Program / Asset # : DHS0052.000 / 1948 Yr Built/Renovated : 1989 /

Area Sq Ft : 67,418 Project Type : HOMELESS SERVICES

Date of Survey : 16-Oct-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 2572 Lot : 6 BIN : 2091301

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$866,700	\$130,800
Interior Architecture	\$62,000	\$67,900
Electrical	\$110,500	\$878,900
Mechanical	\$124,700	\$554,100
Site Pavements	\$37,500	\$56,200
Total	\$1,201,400	\$1,687,900
Importance Code A	\$866,700	\$130,800
Importance Code B	\$334,700	\$1,557,100
Total	\$1,201,400	\$1,687,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$9,600	\$17,000		\$31,900
Interior Architecture	\$59,000		\$15,500	\$5,200
Electrical	\$1,600	\$1,900	\$2,900	\$30,600
Mechanical	\$23,300	\$7,400	\$15,700	\$7,400
Site Pavements	\$30,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$127,900	\$30,200	\$38,100	\$78,900
Importance Code A	\$12,900	\$20,400	\$3,300	\$35,400
Importance Code B	\$64,300	\$9,800	\$34,800	\$43,600
Importance Code C	\$50,700			
Total	\$127,900	\$30,200	\$38,100	\$78,900



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

rchitecture	Current Repair		Future Rep	Future Replacement		Maintenance	
rstem Component Type	% of Fail 1 Total (Yes	Date Estimated Cost ars)	Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls					_		
Masonry: Brick Cavity	66% 0-	. ,	LIFE	**	5	\$58,600	
		iss/Erod, Extent : Mode oughout All Facades	rate, Area Affec	ted : 15%			
D. C. (C.		ougnoui Aii racaaes	TIPE	* *		Ф72 200	
Pre-Cast Concrete	25% 9%		LIFE	* *	5	\$72,200	
Window Wall Windows	9%		2052		5	\$30,000	
Aluminum	100% 0-	2 \$358,900	2048	* *	5	\$9,600	
Alumnum		Extent : Moderate, Are		ó	3	\$7,000	
	Location : Thr		33				
		orated, Extent : Moder	ate, Area Affecte	ed : 50%			
	Location: Thr	oughout					
	Water Penetrati	on, Extent : Moderate,	Area Affected : 3	30%			
	Location: Thr	oughout					
Parapets							
Masonry: Brick	35% 0-	. ,	LIFE	**	5	\$1,600	
	Horizontal Crac Location : Sou	cks, Extent : Moderate,	Area Affected : .	5%			
		in wesi Kooj orated, Extent : Moder	ata Amaa Affaat	ad - 100/			
	Location: Con		ане, Агеа Ајјесн	ea : 10%			
Metal Panel	10%	in or bonnis	2052	* *	5	\$1,700	
Metal Rail	35%		2032	* *	5-10	\$28,000	
No Component	20%		2043		3 10	Ψ20,000	
Roof	2070						
Metal Panel	45%		2045	* *	10	\$53,000	
	Deformed/Dente	ed, Extent : Moderate, .	Area Affected : 5	5%			
		th Roof Gutter					
	-	vth, Extent : Moderate,	Area Affected :	5%			
	Location : Cen	ter Roof					
Modified Bitumen	25%		2037	* *	10	\$16,000	
Modified Bitumen	30% No		2042	* *			
		vth, Extent : Severe, Ar	ea Affected : 5%				
	Location : At I		a Affactad . 100	/			
		on, Extent : Severe, Are th And South Wings	и Ајјестеа : 10%	0			
Soffits	Locuiton . Noi	in And South Wings					
Cast in Place Concrete	100%		LIFE	* *	5	\$18,200	
erior	100/0					\$10 <b>,2</b> 00	

Interior

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 I	Repair	Futur	e Replacement	ent Maintenance			
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors	200/			LIEE	* *		¢.7.000		
Cast in Place Concrete	30% 30%			LIFE	* *	5	\$67,900		
Ceramic Tile Vinyl Tile	30% 40%	0-2	\$22,300	2041 2037	* *	5	\$31,100 \$15,500		
vinyi The			ents, Extent : Mod				\$13,300		
		: Through		or are, 111	ca 1990cica : 1070	,			
		U	ent, Extent : N/A, A	rea Affec	eted : 25%				
		: Through		55					
	Uneven Substrate, Extent: Moderate, Area Affected: 2%								
	Location: First Floor Corridor								
			: Light, Area Affec	ted : 50%	6				
	Location	: Through	out						
Interior Walls	100/		<b>**</b> • • • • •		at a		<b>4.7. 7.</b> 0.0		
Concrete Masonry Unit	10%		\$26,000	LIFE	**	• 5	\$5,700		
		etration, E. v : Stair I, J	xtent : Moderate, A	rea Affec	cted: 5%				
Cl. C. I.B		. Stair 1, J	, <del>U</del>	LIEE	* *	, ,	<b>#2.200</b>		
Glass: Single Pane	3%			LIFE	* *	5	\$3,200		
Gypsum Board Plaster	20% 67%			LIFE LIFE	* *	5	\$17,000 \$28,400		
Ceilings	0/70			LIFE		3	\$28,400		
Exposed Struc: Concrete	30%			LIFE	* *	· 5	\$4,900		
Gypsum Board		Now	\$10,700	LIFE	* *		\$39,200		
cypoun zouru			Extent : Moderate		fected : 15%	Č	\$27,200		
	_	_	nd South Ends, Stai		•				
Plaster	40%	Now	\$62,000	LIFE	* *	• 5	\$26,100		
	Water Pen	etration, E.	xtent : Severe, Area	Affected	d: 10%		. ,		
	Location	: North Ai	nd South Wings						
ite Enclosure									
Fence/Gates									
Chain Link	20%			2042	**	•			
		_	xtent : Light, Area	Affected	: 50%				
		: Through	out						
Exposed Struc: Steel	80%			LIFE	**	•			
		0	: Moderate, Area	00					
D ( ' ' N/ II	Locanor	: Inrougn	out, Galvanized Ste	ei Aanes	sion issues				
Retaining Walls  Cast in Place Concrete	100%			2067	* *	•			
te Pavements	10070			2007					
Public Sidewalk									
Cast in Place Concrete	100%			2045	* *	•			
On-Site Walkways									
Cast in Place Concrete	100%	2-4	\$20,900	2045	* *	•			
			Extent : Moderate	, Area A <u>j</u>	fected : 15%				
	Location	: Through	out						
			ent : Moderate, Arc	ea Affecto	ed : 10%				
	Location	: Through	out						

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 Rep	air	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
Parking/Driveway							
Asphalt	100% 4+	\$3,900	2035	* *			
	Cracking/Crumbling, Ex	tent : Light, Are	a Affecte	ed: 10%			
	Location : Throughout						
Activity Yard							
Rubber Matting	60% Now	\$5,600	2032	\$56,200			
_	Broken/Missing Element	s, Extent : Mode	erate, Are	ea Affected : 10%			
	Location : Throughout,	Missing Tiles					
	Tripping Hazard, Extent	: Moderate, Are	a Affecte	ed : 10%			
	Location : Throughout						
Rubber Matting	40%		2027	\$37,500			

Electrical	Currer	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2032	\$24,700	5	\$300	
		Extent : Light, Area	Affected	: 100%			
		ical Room Basement					
	Explanation : On	e 1200 Ampere And (	One 1600	Ampere Main Dis	connect S	Switch	
Switchgear / Switchboard				*	_	****	
Fused Disc Sw	100%		2032	\$158,800	5	\$300	
Raceway	1000/			0440.00			
Conduit	100%		2032	\$113,200	1		
	0	ctent : Light, Area Aff	ected: I	%			
	Location: Basem	ent					
Panelboards	<b>-</b> 0./		2021	<b></b>	_	4400	
Fused Disc Sw	5%		2031	\$4,400	5	\$100	
Molded Case Bkrs	95%		2031	\$83,300	5	\$1,700	
Wiring	1000/			44.60.000			
Thermoplastic	100%		2032	\$169,800	1		
Motor Controllers	1000/		• • • • •		_	<b></b>	
Locally Mounted	100%		2030	\$202,600	5	\$500	
Ground							
Grounding Devices	1000/			* *	_	<b>#1</b> 000	
Generic	100%		LIFE	* *	5	\$1,000	
Lighting							
Interior Lighting	10%		2022	¢100 <b>2</b> 00	10	<b>\$6.200</b>	
Fluorescent		toner Fortent : I:-l-t	2032	\$100,200	10	\$6,200	
	Location: 2nd F	tures, Extent : Light,	Area Ajj	ectea : 100%			
		oor Cajeieria					
LED	90%		2037	* *			
Egress Lighting	<b>-</b> 00/		• • • =	<b>0</b>	4.0	00.4.5.5	
Emergency, Battery	50%		2027	\$55,300	10	\$8,100	
Emergency, Battery	50%		2027	\$55,300	10	\$8,100	

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

Electrical	Current Repa	nir Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
LED	20%	2037	* *			
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	10%	2027	\$12,400	1	\$2,500	
	Other Observation, Exten		: 100%			
	Location : Hallway And	Exit Doors				
	Explanation : Intrusion	Alarm And Motion Sen	sor			
Generic	10%	2032	\$12,400	1	\$2,500	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Inside And O	utside				
	Explanation: CCTV Su	rveillance Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2032	\$51,000	1-3	\$12,500	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Throughout T	The Building				
	Explanation: Strobes, E	Bell, Horn, Pull Box Sta	tion, Smoke Detect	tor And F	Fire Alarm Panel	

Mechanical	Current Re	epair F	Futur	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%	20	052	* *	1		
Conversion Equipment							
Hot Water Boiler	100%	20	037	* *	1	\$33,300	
	Other Observation, Ex	tent : Light, Area Affe	ected	: 100%			
	Location: Basement						
	Explanation: 2 Gas	Fired Hot Water Boil	ers				
Distribution							
Hot Wtr Piping/Pump	100% Now	\$7,200 20	040	* *	4	\$3,300	
	Corroded, Extent: Mo	derate, Area Affected	l : 5%				
	Location: Basement,	Boiler Room. Corro	ded H	ot Water Return P	iping		
	Insul. Deteriorating, E	xtent : Moderate, Are	ea Affe	ected : 10%			
	Location : Basement.	Boiler Room. Hot W	Vater I	Return Piping Brok	en Insul	ation	
Terminal Devices							
Air Handler	10%	20	032	\$123,900	1	\$4,200	
Convector/Radiator	80%	20	037	* *	1	\$17,400	
Fan Coil Unit/Heat	10%	20	032	\$163,300	1	\$2,200	
Air Conditioning							
Energy Source							
Electricity	90%	20	040	* *	1		
Natural Gas	10%	20	052	* *	1		

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

Mechanical	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment							
Ext Pkg Unit -	10%		2032	\$110,600	2	\$400	
Heating/Cooling	100/		2022	Φ1 <i>5.6.</i> 400			
Split Unit	10%		2032	\$156,400	1		
Window/Wall Unit	50%		2027	\$124,700	1		
No Component	30%						
Distribution Ductwork/Diffusers	10%		LIFE	* *	2	\$0.000	
	90%		LIFE		2	\$8,800	
No Component Ventilation	90%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$37,600	
Exhaust Fans	10070		DII D		2 3	Ψ57,000	
Roof	95%		2037	* *	2	\$2,000	
Roof	5% Now	\$3,200	2042	* *	2	\$100	
1001	Unit Inoperable, Exter	. ,		00%	2	Ψ100	
	Location : Roof, Exh						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2052	* *	1		
11	Other Observation, Ex	tent : Light, Area	Affected :	100%			
	Location: Basement						
	Explanation: Booste	er Pump And Hot	Water Sto	rage Tank.			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100% Now	\$4,600	LIFE	* *	1		
	Corroded, Extent : Mo						
	Location : Basement	. Corroded Drain	Piping				
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, Ex	-	Affected :	100%			
	Location : Basement						
r: a :	Explanation: 1 Unit						
Fire Suppression							
Sprinkler	1000/		2052	* *	1.2	¢10 000	
Generic	100% No Rackflow Prevente	r Extant : Light	2052		1-2	\$18,900	
	No Backflow Prevente Location : Basement		теи Ајјес	ей . 10070			
	Location : Basement						

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Address : 151 EAST 151ST STREET NEAR WALTON AVENUE

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 76,743 Project Type : HOMELESS SERVICES

Date of Survey : 02-Oct-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4,7,Ph

Block : 2353 Lot : 57 BIN : 2117641

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$102,900	\$206,900
Interior Architecture		\$147,900
Electrical	\$70,400	
Mechanical		\$1,599,800
Total	\$173,300	\$1,954,600
Importance Code A	\$102,900	\$206,900
Importance Code B	\$70,400	\$1,650,000
Importance Code C		\$97,600
Total	\$173,300	\$1,954,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				\$23,500
Interior Architecture	\$19,600	\$7,400		\$11,600
Electrical	\$9,800	\$11,900	\$9,200	\$10,600
Mechanical	\$33,100	\$19,800	\$36,100	\$26,200
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$89,100	\$65,700	\$72,000	\$98,600
Importance Code A	\$3,800	\$3,800	\$4,000	\$27,300
Importance Code B	\$85,300	\$54,600	\$68,000	\$71,200
Importance Code C		\$7,400		
Total	\$89,100	\$65,700	\$72,000	\$98,600



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 #: 4448

Architecture	Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%		LIFE	* *	5	\$8,300		
Cast Stone/Terra Cotta	80% 4+	\$102,900	LIFE	**	5	\$206,900		
	Cracking/Crumbling	g, Extent : Light, Are	ea Affecte	ed : 2%				
	Location: Roof	T	100 . 1	1000/				
	Other Observation,		Iffected :	100%				
	Location: Through		T					
36 (15)		Component Is Actu			7.10	Ф22.000		
Metal Panel	10%		2057	* *	5-10	\$22,800		
Window Wall	5%		2057	* *	5	\$6,200		
Parapets Cast Stone/Terra Cotta	400/		LIFE	* *	5	¢0.600		
Cast Stone/Terra Cotta	40% Other Observation,	Entant N/A Anag A			5	\$9,600		
	Location : Exterior		ујестеа .	100/0				
		Component Is Actu	ally Torr	a Cotta Panals				
Metal Panel	40%	Component is Actu	2057	**	5	£4.000		
Metal Panel		Extent : N/A Area A			3	\$4,800		
	Other Observation, Extent : N/A, Area Affected : 100%  Location : Interior Face							
		Component Is Actu	ally Fiba	r Glass Panals				
Metal Panel	5%	Component 13 Meta	2057	* *	5	\$600		
Metal Rail	15%		2037	* *	5-10	\$8,400		
Roof	1370		2040		3-10	\$0,400		
IRMA/Protected	95%		2039	* *	10	\$27,200		
Membrane	Paver Block Ballast, Location : Through		a Affecte	d : 2%				
	Water Penetration, I		Affactad	. 20/				
	Location : Stair A	Extent . Light, Area .	Ајјестеи	. 2/0				
Dall Dacfire	5%		2022	¢0 100	-	eo 400		
Roll Roofing Soffits	3%0		2032	\$9,100	5	\$2,400		
Metal Panel	100%		2057	* *	5-10			
terior	10070		2037		3-10			
Floors								
Carpet	2%		2030	\$39,700	3	\$4,600		
Cast in Place Concrete	10%		LIFE	**	5	\$25,100		
Ceramic Tile	5%		2044	* *	5	\$5,700		
Terrazzo	10%		LIFE	* *	5	\$9,000		
Vinyl Tile	73%		2039	* *	3	\$41,900		
Interior Walls								
Ceramic Tile	5%		2040	* *	5	\$14,800		
Concrete Masonry Unit	15%		LIFE	* *	5	\$17,800		
Fiberglass Panel	5%		LIFE	* *				
Glass: Single Pane	20%		LIFE	* *	5	\$44,400		
Gypsum Board	55%		LIFE	* *	5	\$97,600		

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 #: 4448

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2048	* *	5	\$80,400	
	Water Pen	etration, E.	xtent : Light, Area	Affected	: 5%			
	Location	ı : Through	out					
Exposed Struc: Concrete	5%			LIFE	* *	5	\$900	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$14,400	
Wood	5%	0-2	\$5,100	LIFE	* *	5	\$50,300	
	Loose/Mis	s Fastener.	s, Extent : Moderat	e, Area A	Iffected : 2%			
	Location	a: 7th Floo	r Lobby					
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			

Electrical	Current Repai	r Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2051	* *	5	\$400	
	Other Observation, Extent	: Light, Area Affected : 100%	6			
	Location : Electrical Roc	om				
	Explanation : Main Servi	ice Disconnect Switch Rated	At 4,000 An	iperes.		
Switchgear / Switchboard						
Air Circuit Breaker	20%	2051	* *	5	\$100	
Molded Case Bkrs	80%	2051	* *	5	\$1,600	
Raceway						
Conduit	100%	2051	* *	1		
Panelboards						
Fused Disc Sw	10%	2047	* *	5	\$200	
Molded Case Bkrs	90%	2047	* *	5	\$1,800	
Wiring						
Thermoplastic	100%	2051	* *	1		
Motor Controllers						
Locally Mounted	20%	2044	* *	5	\$100	
Variable Frequency	80%	2044	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,100	

Stand-by Power

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 #: 4448

		olacement		aintenance	
% of Fail Date Estimated Co Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
1000/	20.40	مام مام		<b>#20.700</b>	
			1	\$29,700	
	rea Affectea : 100	1%0			
_	v Rated At 900 K	ilowatts			
Explanation . Emergency Generalo	r Katea At 900 K	iiowaiis			
100%	2025	\$2,400	5	\$2,800	
10070	2025	Ψ2,100		Ψ2,000	
5%	2047	* *	5		
		9%			
Location: Roof					
Explanation: 275 Gallons Rated C	apacity				
95%	2059	* *	5		
Other Observation, Extent : Light, An	rea Affected : 100	%			
Location: Basement					
Explanation: 8,000 Gallons Rated	Capacity				
				***	
			10	\$21,100	
_	rea Affected : 100	%			
		ماء ماء	1.0	<b></b>	
			10	\$49,300	
_		1%0			
	8				
Explanation : 1-8 Lamps					
50%	2036	* *	1		
		* *			
3070	2037		-		
30%	2036	* *	10	\$100	
	2030		10	Ψ100	
100%	2059	* *	5	\$300	
			1	\$8,600	
_	**				
		ing			
Explanation : CCTV Surveillance (	Cameras				
1000/	2026	<b>ታ</b> ታ	1.2	0.40.700	
		<u>ተ</u> ች	1-3	\$48,700	
Location: Throughout The Building		70			
	100% Other Observation, Extent: Light, An Location: Roof Explanation: Emergency Generator 100%  5% Other Observation, Extent: Light, An Location: Roof Explanation: 275 Gallons Rated Composition, Extent: Light, An Location: Basement Explanation: 8,000 Gallons Rated  30% Other Observation, Extent: Light, An Location: Hallways, Offices Explanation: Compact Fluorescent 70% Other Observation, Extent: Light, An Location: Throughout The Building Explanation: T-8 Lamps  50% 50% 30% 70%  100% Other Observation, Extent: Light, An Location: Hallways, Lobby, Perime Explanation: CCTV Surveillance Composition of CCTV Surveillance Composition of CCTV Surveillance Composition, Extent: Light, An Location: Hallways, Lobby, Perime Explanation: CCTV Surveillance Composition, Extent: Light, An Location: Hallways, Lobby, Perime Explanation: CCTV Surveillance Composition, Extent: Light, An Location: Light, An Location: Light, An Location: Light, An Location: CCTV Surveillance Composition, Extent: Light, An Location: Light, An Locatio	Total (Years)  100%  2040  Other Observation, Extent: Light, Area Affected: 100  Location: Roof  Explanation: Emergency Generator Rated At 900 K  100%  2025  5%  2047  Other Observation, Extent: Light, Area Affected: 100  Location: Roof  Explanation: 275 Gallons Rated Capacity  95%  Other Observation, Extent: Light, Area Affected: 100  Location: Basement  Explanation: 8,000 Gallons Rated Capacity  30%  Other Observation, Extent: Light, Area Affected: 100  Location: Hallways, Offices  Explanation: Compact Fluorescent Lights  70%  2036  Other Observation, Extent: Light, Area Affected: 100  Location: Throughout The Building  Explanation: T-8 Lamps  50%  2036  50%  2036  50%  2036  70%  2036  Other Observation, Extent: Light, Area Affected: 100  Location: Hallways, Lobby, Perimeter Of The Build Explanation: CCTV Surveillance Cameras  100%  2036  Other Observation, Extent: Light, Area Affected: 100  Location: Hallways, Lobby, Perimeter Of The Build Explanation: CCTV Surveillance Cameras	Total (Years)  100%  2040  **  Other Observation, Extent: Light, Area Affected: 100% Location: Roof Explanation: Emergency Generator Rated At 900 Kilowatts  100%  2025  \$2,400  5%  2047  **  Other Observation, Extent: Light, Area Affected: 100% Location: Roof Explanation: 275 Gallons Rated Capacity  95%  Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 8,000 Gallons Rated Capacity  30%  Other Observation, Extent: Light, Area Affected: 100% Location: Hallways, Offices Explanation: Compact Fluorescent Lights  70%  Other Observation, Extent: Light, Area Affected: 100% Location: Throughout The Building Explanation: T-8 Lamps  50%  2036  **  30%  2036  **  100%  2036  **  70%  30%  2036  **  70%  30%  2036  **  Other Observation, Extent: Light, Area Affected: 100% Location: Hallways, Lobby, Perimeter Of The Building Explanation: CCTV Surveillance Cameras  100%  Other Observation, Extent: Light, Area Affected: 100% Location: Hallways, Lobby, Perimeter Of The Building Explanation: CCTV Surveillance Cameras	Total (Years)   FY   (Yrs)	Total (Years)   FY   (Yrs)

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 #: 4448

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2057	* *	1		
Conversion Equipment	1000/		• • • •	ماد ماد		<b>0.7</b> 0.00	
Hot Water Boiler	100%	7	2044	**	1	\$37,900	
	Other Observation, E	-	<i>Affected</i>	: 100%			
	Location: Penthou.						
D'ata'l at' a	Explanation: 3 Uni	its					
Distribution	100%		2052	* *	4	¢5 700	
Hot Wtr Piping/Pump	100%		2053		4	\$5,700	
Terminal Devices	1000/		2026	* *	1	¢47.500	
Air Handler	100%		2036		1	\$47,500	
Air Conditioning Energy Source							
Electricity	100%		2053	* *	1		
Conversion Equipment	10070		2033		1		
Int Pkg Unit -	100%		2032	\$1,221,200	2	\$4,700	
Heating/Cooling	10070		2032	\$1,221,200	2	\$4,700	
	Other Observation, E	Extent : Light Area	Affected	. 100%			
	Location : Penthous	O .	Пуссиси	. 10070			
	Explanation: R-40						
Heat Rejection	Explanation : It 10	re regrigeram					
Water Cooling Tower	100%		2032	\$378,600	2	\$77,200	
Ventilation				*-·- <b>y</b>		,	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$42,800	
Exhaust Fans							
Interior	70%		2036	* *	2	\$1,600	
Roof	30%		2036	* *	2	\$700	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2057	* *	1		
Water Heater With Tanks							
Gas Fired	100%		2029	\$16,700	2		
	Other Observation, E		4ffected	: 100%			
	Location: Penthous						
	Explanation: 2 Uni	its					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2025	\$2,300	4	\$2,400	
Sewage Ejector(s)							
E14i -	100%		2036	* *	4	\$4,600	
Electric	10070		2000				
Backflow Preventer Generic	100%		2039	* *	1	\$4,700	

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 #: 4448

Mechanical	Current Repair	Future Replacen	ent	Ma	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estimated FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent : Se	vere, Area Affected : 90%				
	Location: 2 Units From Base	ement To 7th Floor, 1 Unit Fr	om Basei	nent To	Penthouse	
	Explanation : 3 Units Repaire	ed Frequently				
Hydraulic	10%	LIFE	* *			
3	Other Observation, Extent: Li					
	Location: Basement To 1st F	5 00				
	Explanation: 1 Unit					
Fire Suppression	*					
Standpipe						
Generic	100%	2057	* *	1-5	\$40,100	
Sprinkler					·	
Generic	100%	2057	* *	1-2	\$21,500	
Fire Pump					•	
Generic	100%	2044	* *	1	\$14,300	

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : REGENT FAMILY RESIDENCE
Address : 2720 BROADWAY @ W. 104 STREET

Borough : MANHATTAN Agency's Number : FM18
Program / Asset # : DHS0072.000 / 4444 Yr Built/Renovated : 1933 / 2007

Area Sq Ft : 109,600 Project Type : HOMELESS SERVICES

Date of Survey : 11-Oct-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,5,16,18

Block : 1876 Lot : 20 BIN : 1056586

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,088,400	\$207,400
Interior Architecture	\$482,400	\$454,700
Electrical	\$1,362,700	\$644,500
Mechanical	\$142,400	\$555,800
Total	\$3,075,900	\$1,862,300
Importance Code A	\$1,088,400	\$207,400
Importance Code B	\$1,909,200	\$1,261,100
Importance Code C	\$78,400	\$393,900
Total	\$3,075,900	\$1,862,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$28,500	\$8,000	\$21,600	_
Interior Architecture	\$23,400		\$10,500	\$13,800
Electrical	\$2,500	\$65,200	\$1,400	\$1,200
Mechanical	\$32,600	\$35,900	\$21,500	\$19,600
Site Pavements	\$3,000			
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
Total	\$143,300	\$162,400	\$108,200	\$87,900
Importance Code A	\$39,400	\$19,100	\$32,500	\$10,900
Importance Code B	\$84,200	\$143,300	\$75,800	\$77,100
Importance Code C	\$19,700			
Total	\$143.300	\$162,400	\$108,200	\$87,900



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 # : 4444

Architecture		Current Repair			e Replacement	М				
System Component Type	% of I Total	Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior										
Exterior Walls						_	***			
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$96,400			
Masonry: Brick		Now	\$892,700	LIFE	**	5	\$111,000			
	Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 25%									
	Location: Throughout  Patching Evident Entent Light Ang. Affected 59/									
	Patching Evident, Extent: Light, Area Affected: 5%									
	Location : Throughout Sidewalk Shed in Use, Extent : Light, Area Affected : 50%									
			_	ea Affect	ed: 50%					
		Throughou		4 00						
			ent : Severe, Area	ı Affected	d : 15%					
	Location :	Throughou	t							
Windows	0.50/	3.7	<b>#100 5</b> 00	2046	de de	_	<b>#12.20</b> 0			
Aluminum	95%		\$122,500	2046	**	5	\$13,200			
		sing Elemen Throughou		erate, Ar	ea Affected : 25%					
	Ctrwt/Balno	Not Funct,	Extent : Modera	ite, Area	Affected : 25%					
	Location :	Throughou	t							
	Hardware N	Aissing, Exte	ent : Moderate, A	1rea Affe	cted : 25%					
	Location:	Throughou	t							
Glass Block	5%			LIFE	* *	5	\$900			
Parapets										
Masonry: Brick	75%			LIFE	* *	5	\$2,700			
Metal Panel	5%			2056	* *	5	\$700			
Metal Rail	20%			2043	* *	5-10	\$13,200			
Roof										
Copper/Terne	50%		\$28,500	2045	* *					
	Water Pene	tration, Exte	ent : Moderate, A	rea Affe	cted : 20%					
	Location:	Throughou	t							
Metal Panel	10%			2043	* *	10	\$5,400			
Modified Bitumen	27%			2035	* *	10	\$8,000			
Roll Roofing	10%			2026	\$18,800	5	\$4,900			
Skylight, Metal/Glass	3%	Now	\$73,200	2040	* *		. ,			
, ,	Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : Stair Tower									
	Water Penetration, Extent: Moderate, Area Affected: 25%									
nterior	Location :	Stair Tower	r							

Interior

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 # : 4444

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Туре		()				()		
terior								
Floors	14%			2020	\$262,000	2	¢21 400	
Carpet Cast in Place Concrete	5%			2029 LIFE	\$362,000	3 5	\$31,400 \$16,400	
Cast in Place Concrete  Ceramic Tile	5%			2039	* *	5	\$7,500	
Steel Plate	2%		\$199,800	LIFE	* *	1	\$7,300	
Steel I late			nents, Extent : Mod			1		
		ı : Basemer		c, a.c, 111	ea 1990etea : 2070			
			extent : Severe, Ared	a Affectei	$d \cdot 50\%$			
		ı : Basemer		. 1199 00000				
Vinyl Tile		Now	\$59,800	2035	* *	3	\$41,500	
vinyi The			nents, Extent : Mod		ea Affected · 10%	3	Φ+1,500	
		-	ents Throughout		24 199 22 22 4 1 2 7 3			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15%							
	0	_	ents Throughout	<i>J</i> .	<i>y</i>			
		-	: Moderate, Area A	Affected :	100%			
			ents Throughout	55				
Interior Walls								
Ceramic Tile	5%	Now	\$19,700	2033	\$393,900	5	\$3,700	
	Cracking/	Crumbling,	, Extent : Moderate	, Area Aj	ffected : 15%			
	Location	ı : Bathroo	ms In Dormitories					
Gypsum Board	45%			LIFE	* *	5	\$39,600	
Marble Panels	5%			LIFE	* *			
Plaster	45%	Now	\$78,400	LIFE	* *	5	\$19,800	
	_	_	, Extent : Severe, A					
			r, Basement, Apart					
	Paint Peeling, Extent: Light, Area Affected: 10%							
		~	ents Throughout					
			xtent : Severe, Ared	ı Affected	d : 5%			
	Location	ı : Apartme	ents Throughout					
Ceilings				• • • •		_	**= **	
AcousTileSusp.Lay-In	10%			2043	* *	5	\$15,000	
Exposed Struc: Concrete				LIFE	* *	5	\$2,300	
Gypsum Board	15%		Ø1.44.500	LIFE	* *	5	\$28,100	
Plaster	65%		\$144,500	LIFE		5	\$60,800	
			nents, Extent : Seve	re, Area .	Affectea : 5%			
	Location : Apartments Throughout Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
			, Extent . Severe, A nt, Apartments Thro		iea . 1070			
			u, Aparimenis Turc xtent : Severe, Ared		1 . 50/			
			nts Throughout	і Аујесіеі	1.3/0			
ite Pavements	Locuitor	11pui iiie	Imougnoui					
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,000	2043	* *			
			, Extent : Light, Are		ed : 15%			
	_	ı : Through	_					

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 #: 4444

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	80%			2030	\$35,400	5	\$400		
			Extent : Light, Area	Affected	: 100%				
		Location: Electrical Room							
	Explanation: There Are Three 800 Ampere Main Disconnect Switches. They Are In Satisfactory Condition.								
Fused Disc Sw	20%			2040	* *	5	\$100		
	Other Obs	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room								
		tion : There actory Con	e Is A 400 Ampere l dition.	Main Dis	connect Switch Fo	r Emerge	ency Systems. It Is		
Switchgear / Switchboard									
Fused Disc Sw	100%			2040	* *	5	\$500		
Raceway									
Conduit	95%			2030	\$165,100	1			
Conduit	5%			2050	* *	1			
Panelboards									
Fused Disc Sw	10%			2029	\$15,600	5	\$300		
Fused Disc Sw	5%			2046	* *	5	\$100		
Molded Case Bkrs	80%			2029	\$124,800	5	\$2,300		
Molded Case Bkrs	5%			2046	* *	5	\$100		
Wiring									
Braided Cloth	80%	2-4	\$211,800	2055	* *	1			
	Insulation	Aged, Exte	ent : Light, Area Aff	fected : 1	00%				
	Location	: Through	out The Building						
Thermoplastic	15%			2030	\$39,700	1			
Thermoplastic	5%			2050	**	1			
Motor Controllers									
Locally Mounted	80%			2028	\$254,700	5	\$600		
Locally Mounted	20%			2043	**	5	\$100		
Ground							70		
Grounding Devices									
Generic	100%			LIFE	* *	5	\$1,600		
= <del>-</del>		Other Observation, Extent: Light, Area Affected: 100%							
		: Basemer							
	Explana	tion : There	e Is Sign That The (	Groundin	ng Has Been Refurl	bished.			
I iohtino	. <sub>T</sub>				<u> </u>				

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 #: 4444

Electrical	Current Rep	air Futu	re Replacement	Maintenance				
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting								
Fluorescent	40%	2025	400-,000	10	\$40,200			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout	The Building						
	Explanation: T-12 Lan	ıps						
Fluorescent	10%	2038	* *	10	\$10,100			
	Other Observation, Extent : Light, Area Affected : 100% Location : Corridor							
		4 T 0 I T T		C	····			
	Explanation: Fixtures							
Fluorescent	50%	2038		10	\$50,300			
	Compact Fluorescent Light, Extent: Light, Area Affected: 100%							
	Location : Throughout	The Building						
Egress Lighting								
Emergency, Service	40%	2038	* *	1				
Emergency, Battery	10%	2025	\$18,000	10	\$2,600			
Exit, Service	45%	2038	* *	1				
Exit, Service	5%	2025	\$2,300	1				
Exterior Lighting								
HID	100%	2025	\$499,500	10	\$300			
Alarm								
Security System								
No Component	70%							
Generic	30%	2038	* *	1	\$12,300			
Fire/Smoke Detection								
<b>Under Construction</b>	100%							

lechanical	Current Repair	Future	Future Replacement Maintenance						
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
eating									
Energy Source									
Interruptible Gas/Dual Fuel	100%	2040	* *	1					
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Basement								
	Explanation: 5,000 Gallon Oil Tan	ik							
Conversion Equipment									
Steam Boiler	100%	2035	* *	1	\$108,500				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Boiler Room								
	Explanation: 2 Units								
Distribution									
Central Plant Steam	100%	2040	* *	4	\$8,100				
Piping/Pmp									
Terminal Devices					_	•			
Convector/Radiator	100%	2035	* *	1	\$35,400				

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 4444

Mechanical		Current F	Repair	Future Replacement		Maintenance		
System Component Type		ail Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Split Unit	2%			2035	* *			
			xtent : Light, Area	Affected	: 2%			
			r Roof Set Back	-				
		n : Serve	s First Floor Waiti					
Window/Wall Unit	20%			2028	\$81,100	1		
No Component	78%							
/entilation								
Distribution	400/						<b></b>	
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$6,100	
No Component	90%							
Exhaust Fans	1000/		Ø1.4 <b>2</b> .400	2020	<b>0.45.4.5</b> 00	2	<b>#2.5</b> 00	
Interior	100%		\$142,400	2030	\$474,700	2	\$2,700	
	-	-	Extent : Severe, Ar	ea Affeci	ted: 100%			
	Location:	Penthous	ie					
lumbing								
H/C Water Piping	1000/			2025	* *			
Galvanized Steel	100%			2035	* *	1		
HW Heat Exchanger	1000/			2040	* *	4	Φ1 C 200	
Steam Fired	100%			2040	* *	4	\$16,300	
Sanitary Piping	1000/			LIEE	* *	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			LIEE	* *	1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1,000/			2024	¢2 200	4	¢2.500	
Submersible	100%			2024	\$3,300	4	\$3,500	
Backflow Preventer	1000/			2025	* *	1	Φ.C. 700	
Generic	100%			2035	4. 4.	1	\$6,700	
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators	1000/			LIEE	* *			
Geared Traction	100%			LIFE				
			xtent : Light, Area			. 1 at To 1	Oth Elean	
			From Basement To	ioin Flo	or, One Onit From	ı 181 10 1	oin Fioor	
C	Explanatio	n : 5 Uni	ıs					
ire Suppression								
Standpipe	1000/			2040	* *	1.5	¢55 200	
Generic	100%			2040		1-5	\$55,300	
Sprinkler	000/							
No Component	80%			20.40	<b>.</b>	1.2	ΦC 100	
Generic	20%			2040	* *	1-2	\$6,100	

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 REGENT FAMILY RESIDENCE

Asset #: 4444

Mechanical	Current Repair	Future Replace	ement	M	Maintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Fire Pump						
Generic	100%	2039	* *	1	\$20,500	
	Other Observation, Extent : Light, Ar	rea Affected : 100%				
	Location : On Roof.					
	Explanation Installed Four Years	Ago				

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : ROSE MCCARTHY RESIDENCE

Address : 882 DUMONT AVENUE @BARBEY STREET

Borough : BROOKLYN Agency's Number : FK26
Program / Asset # : DHS0084.000 / 4456 Yr Built/Renovated : 1923 / 2009

Area Sq Ft : 17,000 Project Type : HOMELESS SERVICES

Date of Survey : 29-Mar-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 4077 Lot : 24 BIN : 3090429

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture		\$134,800
Mechanical		\$176,400
Total		\$311,200
Importance Code A		\$176,400
Importance Code B		\$134,800
Total		\$311.200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$75,400	\$1,500		
Interior Architecture	\$41,100			\$600
Electrical	\$1,300	\$2,200	\$1,600	\$1,300
Mechanical	\$57,000	\$27,900	\$4,600	\$1,500
Site Pavements	\$2,400			
Total	\$177,200	\$31,500	\$6,200	\$3,400
Importance Code A	\$76,300	\$2,300	\$800	\$800
Importance Code B	\$96,100	\$29,200	\$5,400	\$2,600
Importance Code C	\$4,800			
Total	\$177,200	\$31,500	\$6,200	\$3,400



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 ROSE MCCARTHY RESIDENCE

Asset #: 4456

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls Masonry: Brick	42% Now	\$12,200	LIFE	* *	5	\$7,600	
Musomy. Brick	Water Penetration, E Location: 4th Floo	xtent : Moderate, A		ed : 5%	3	Ψ7,000	
Masonry: Limestone	5%		LIFE	* *	5	\$700	
Stucco Cement	50%		2043	* *	5	\$22,700	
Window Wall	3%		2050	* *	5	\$2,000	
Windows Aluminum	000/ Now	\$27.500	2029	* *	5	\$2,000	
Aluminum	90% Now Ctrwt/Balnc Not Fun Location: Through		2038 ute, Area Aj		5	\$3,000	
Metal Clad	10% Now	\$32,100	2055	* *	5	\$2,100	
	Bent/Warped Elemen Location : Stairs						
	Corrosion/Rusting, E Location : Stairs	Extent : Moderate, A	lrea Affecto	ed : 25%			
	Thermally Inefficient Location : Stairs	t, Extent : Moderate	e, Area Affe	ected : 50%			
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5 5	\$1,800	
Masonry: Brick	90% Other Observation, 1 Location : South A	nd East Parapets		50%	3	\$4,100	
	Explanation: Cem	ent Stucco Finish O					
Metal Panel	5%		2050	* *	5	\$900	
Roof	050/ N	¢2.600	2025	* *			
Modified Bitumen	95% Now Blisters, Extent: Mo Location: Main Ro		2035 ed : 5%	~ ~			
Skylight, Metal/Glass	5%		2050	* *	10	\$3,000	
Soffits							
Stucco Cement	100%		2035	* *	5		
terior							
Floors	150/		LIEE	* *	-	<b>#8.200</b>	
Cast in Place Concrete Ceramic Tile	15% 5% Now	\$1,400	LIFE 2039	* *	5 5	\$8,200 \$600	
Ceramic The	Cracking/Crumbling Location: Apartme	, Extent : Moderate			3	\$000	
Quarry Tile	20%		2043	* *	5	\$7,500	
Vinyl Tile	20% 4+ Loose Units, Extent . Location : Various		2030	\$134,800 %	3	\$1,900	
Wood	40% Now Worn/Eroded, Extent Location: Apartme		2045 Affected : 3	**	5	\$9,400	

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 ROSE MCCARTHY RESIDENCE

Asset #: 4456

Architecture		Current Repair		Futui	re Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile		Now	\$4,800	2039	* *	5	\$2,200	
		issing Elem 1 : Stairwel	ents, Extent : Mode l	erate, Ar	rea Affected : 5%			
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Gypsum Board	45%			LIFE	* *	5	\$6,100	
буранн Войги			Extent : Moderate		ffected : 5%	J	ψ0,100	
			r Apartments At Wi					
			xtent : Moderate, A					
			r Apartments At Wi	00				
Masonry: Fieldstone	5%		-	LIFE	* *			
Plaster	20%			LIFE	* *	5	\$1,300	
Ceilings							<u> </u>	
AcousTileSusp.Lay-In	20%	Now	\$1,600	2035	* *	5	\$2,500	
. ,		issing Elem 1 : First Flo	ents, Extent : Mode oor Office	erate, Ar	ea Affected : 5%			
Gypsum Board	70%			LIFE	* *	5	\$21,900	
Plaster	10%	Now	\$1,500	LIFE	* *	5	\$1,600	
		issing Elem 1 : Entry Ve	ents, Extent : Mode stibule	erate, Ar	ea Affected : 2%			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$2,400	2035	**			
	_	_	Extent : Moderate	, Area Aj	ffected: 2%			
	Location	ı : Dumont	Avenue Side					
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			
Activity Yard	,			• • • =				
Cast in Place Concrete	65%			2035	* *			
Rubber Matting	35%			2030				

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

Under 600 Volts

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 #: 4456

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2040	* *	5		
	Other Observation, Extent : Light, Area	a Affected :	100%			
	Location : Electrical Room					
	Explanation: One 600 Ampere Main	Disconneci	Switch For The	House.		
Fused Disc Sw	50%	2040	* *	5		
	Other Observation, Extent : Light, Area	a Affected :	100%			
	Location : Electrical Room					
	Explanation: One 200 Ampere Main	Disconnect	Switch For Day	Care.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2040	* *	5	\$100	
Raceway						
Conduit	100%	2040	* *	1		
Panelboards						
Molded Case Bkrs	90%	2038	* *	5	\$400	
Molded Case Bkrs	10%	2055	* *	5		
Wiring						
Thermoplastic	95%	2040	* *	1		
Thermoplastic	5%	2056	* *	1		
Motor Controllers						
Locally Mounted	100%	2035	* *	5	\$100	
Ground					<u>-</u>	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	5%	2035	* *	10	\$800	
	T-8 Lamps And Fixtures, Extent: Light,	, Area Affec	eted : 100%			
	Location : Stairway, Hallway, Daycar	re And Offic	ces			
LED	95%	2040	* *			
Egress Lighting		20.0				
Emergency, Battery	50%	2040	* *	10	\$2,100	
Emergency, Battery	Other Observation, Extent : Light, Area		100%	10	Ψ2,100	
	Location: Throughout Building	. 1199 000000 1	10070			
	Explanation: LED Lighting Fixtures	Installed In	2018			
Evit Comice	50%	2040	**	1		
Exit, Service	Other Observation, Extent : Light, Area			1		
	Location: Throughout Building	і Луесіви .	100/0			
	Explanation: LED Lighting Fixtures	Installed In	2019			
E-4 I I	Explanation : LED Lighting Fixtures	Instattea In	1 2010			
Exterior Lighting	100%	2040	* *			
LED	Other Observation, Extent : Light, Area					
	Location : Building Exterior	і Ајјесіви :	10070			
		Installed I.	2018			
Alarm	Explanation: LED Lighting Fixtures	mstattea II	1 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.

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

Asset #: 4456

Electrical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	50%						
Generic	50%		2035	* *	1	\$3,200	
Fire/Smoke Detection							
Generic, Digital	100%		2035	* *	1-3	\$10,500	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
eating							
Energy Source							
Natural Gas	100%		2040	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2028	\$176,400	1	\$8,400	
	Other Obse	rvation, Extent : Light, Ared	ı Affected	: 100%			
	Location :	· Boiler Room					
	Explanation	on : 4 Units Multi Temp					
Distribution							
Hot Wtr Piping/Pump	100%		2038	* *	4	\$800	
Terminal Devices							
Convector/Radiator	100%		2035	* *	1	\$5,500	
ir Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment							
Interior Pkg Unit -	15%		2024	\$39,400	2	\$200	
Cooling							
Window/Wall Unit	25%		2024	\$15,700	1		
No Component	60%						
Distribution							
Ductwork/Diffusers	15%		LIFE	* *	2	\$3,300	
No Component	85%					•	
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,500	
Exhaust Fans							
Roof	30%		2025	\$9,700	2	\$200	
No Component	70%						
lumbing							
H/C Water Piping							
Galvanized Steel	100%		2035	* *	1		
Water Heater With Tanks							
Gas Fired	100%	2-4 \$300	2025	\$16,700	2		
	Leak Evider	nt, Extent : Moderate, Area	Affected :				
	Location :	· Hot Water Storage Tank In	Basemen	ıt.			

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 ROSE MCCARTHY RESIDENCE

Asset #: 4456

Mechanical	Current R	epair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2030	\$3,300	4	\$400	
Sewage Ejector(s)						
Electric	100%	2030	\$8,700	4	\$700	
Backflow Preventer						
Generic	100%	2030	\$7,400	1	\$1,000	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2040	* *	1-2	\$200	

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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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : ROSE MCCARTHY RESIDENCE

Address : 900 DUMONT AVENUE @JEROME STREET

Borough : BROOKLYN Agency's Number : FK26
Program / Asset # : DHS0084.010 / 4462 Yr Built/Renovated : 1923 / 2015

Area Sq Ft : 16,000 Project Type : HOMELESS SERVICES

Date of Survey : 29-Mar-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 4077 Lot : 28 BIN : 3090430

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture		\$350,900
Total		\$350,900
Importance Code B		\$169,800
Importance Code C		\$181,100
Total		\$350,900

10121 \$550,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$71,200	\$18,300		
Interior Architecture	\$52,700	\$1,900		\$500
Electrical	\$1,200	\$1,300	\$1,500	\$1,200
Mechanical	\$41,000	\$18,100	\$2,500	\$1,400
Total	\$166,100	\$39,600	\$4,000	\$3,100
Importance Code A	\$72,000	\$19,100	\$800	\$800
Importance Code B	\$83,400	\$20,500	\$3,200	\$2,300
Importance Code C	\$10,700			
Total	\$166,100	\$39,600	\$4,000	\$3,100



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 #: 4462

Architecture	Current	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls	400/ 37	<b>444 -</b> 00		di di	_	<b>4-4</b> 00	
Masonry: Brick	40% Now	\$11,700	LIFE	**	5	\$7,300	
	Water Penetration, Location: 4th Flo	Extent : Moderate, A or Apartments By W		ted : 5%			
Masonry: Limestone	5%		LIFE	* *	5	\$700	
Stucco Cement	52%		2043	* *	5	\$23,600	
Window Wall	3%		2050	* *	5	\$2,000	
Windows							
Aluminum	90% Now	\$27,500	2038	* *	5	\$3,000	
	Air Infiltration, Ext		Affected .	: 100%			
	Location : Throug						
	Ctrwt/Balnc Not Fu		ite, Area A	Iffected : 40%			
	Location : Various	Windows					
Metal Clad	10% 0-2	\$32,100	2055	* *	5	\$2,100	
	Corrosion/Rusting,	Extent : Moderate, A	1rea Affect	ted : 25%			
	Location: Stairs						
	Deteriorated Finish	, Extent : Moderate,	Area Affe	cted : 50%			
	Location: Stairs						
	Thermally Inefficier	t, Extent : Moderate	e, Area Aff	ected : 50%			
	Location: Stairs						
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$1,800	
Masonry: Brick	90%		LIFE	* *	5	\$4,100	
	Other Observation,	Extent : Light, Area	Affected :	60%			
	Location : South A	-					
	Explanation: Cen	ient Stucco Finish O	n Interior	Of Parapet			
Metal Panel	5%		2050	* *	5	\$900	
Roof							
Modified Bitumen	95%		2035	* *	10	\$16,900	
Skylight, Metal/Glass	5%		2050	* *	10	\$3,000	
Soffits							
Stucco Cement	100%		2035	* *	5		
terior							
Floors	4.50 :			a. ·	_		
Cast in Place Concrete	15%		LIFE	* *	5	\$8,200	
Ceramic Tile	5%		2033	\$68,800	5	\$1,200	
	Cracking/Crumbling Location : Apartm	-	, Area Aff	ected : 5%			
Quarry Tile	20%		2043	* *	5	\$7,500	
Vinyl Tile	15% Now	\$2,000	2030	\$101,100	3	\$1,400	
<b>y</b>	Loose Units, Extent Location: Various	: Moderate, Area Aj			-	+ -,	
Wood	45% 4+	\$32,700	2045	* *	5	\$10,500	
Wood	Deteriorated Finish				3	\$10,500	
	Deteriorated I thish	, Laiem . Mouerale,	med Alle	Cicu . 20/0			

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 #: 4462

Architecture	Current Repair Future Replacement		e Replacement	M				
System Component Type		Date Estimate ars)	ed Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls Ceramic Tile	15% No	w \$	3,600	2033	\$181,100	5	\$1,700	
	-	Elements, Extend Fartment Bathroo		rate, Ar	ea Affected : 5%		·	
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Gypsum Board	50% No	w \$	3,100	LIFE	* *	5	\$6,700	
	Location : Var Water Penetrati	ious 4th Floor	Apartmen derate, Ai	ts By Wi rea Affec	cted : 5%			
Masonry: Fieldstone	10%			LIFE	* *			
Plaster	15% No	w \$	4.000	LIFE	* *	5	\$1,000	
2.4000	Cracking/Crum. Location: Sta Water Penetrati Location: Sta	bling, Extent : M ir Bulkheads on, Extent : Mo	Ioderate,	Area A <u>f</u>		·	\$1,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2035	* *	5	\$3,700	
Gypsum Board	Water Penetrati	bling, Extent : M ious 4th Floor	Apartmen derate, Ai	ts By Wi rea Affec	ndows cted : 5%	5	\$26,500	
Site Enclosure			_	·				
Fence/Gates								
Iron Picket	100%			2065	* *			
Retaining Walls								
Cast in Place Concrete	90%			2050	* *			
Masonry: Fieldstone	10%			2040	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			
Activity Yard								
Cast in Place Concrete	70%			2035	* *			
Rubber Matting	30%			2030				

Electrical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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 #: 4462

Electrical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts						
Service Equipment				_	****	
Fused Disc Sw	100%	2040	**	5	\$100	
	Other Observation, Extent : Location : Electrical Room		%			
	Explanation: One 600 Am <sub>i</sub> And Laundry		in Disconnec	t Switch I	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						
Interior Lighting						
Fluorescent	15%	2030	\$35,700	10	\$2,200	
	Compact Fluorescent Light, Location : Throughout The					
LED	85%	2040	* *			
Egress Lighting						
Emergency, Battery	50%	2040	* *	10	\$1,900	
3 7,	Other Observation, Extent : Location : Throughout Bui	Light, Area Affected : 100	%		<b>,</b> ,, , , ,	
	Explanation : Lighting Fix	tures Installed In 2018.				
Exit, Service	50%	2040	* *	1		
	Other Observation, Extent:	Light, Area Affected : 100	%			
	Location: Throughout Bui	lding				
	Explanation: Lighting Fix	tures Installed In 2018.				
Exterior Lighting						
HID	50%	2030	\$36,500	10		
LED	50%	2040	* *			
	Other Observation, Extent:	Light, Area Affected : 100	%			
	Location : Building Exterio	r				
	Explanation : Lighting Fix	tures Installed In 2018.				
Marm						
Security System						
No Component	50%					
Generic	50%	2035	* *	1	\$3,000	
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$9,900	

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 #: 4462

Mechanical	Current Repair Future Replacement		e Replacement	M		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating		•				
Energy Source						
Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2035	* *	1	\$7,900	
	Other Observation, Exten		: 100%			
	Location : Boiler Room					
	Explanation: 3 Units M	Iulti Temp				
Distribution						
Hot Wtr Piping/Pump	100%	2038	* *	4	\$800	
Terminal Devices						
Convector/Radiator	100%	2035	* *	1	\$5,200	
Air Conditioning						
Energy Source	1000/	2046				
Electricity	100%	2046	* *	1		
Conversion Equipment	100/	2024	<b>#24.5</b> 00		<b>#100</b>	
Interior Pkg Unit -	10%	2024	\$24,700	2	\$100	
Cooling	250/	2024	ф1.4.000			
Window/Wall Unit	25%	2024	\$14,800	1		
No Component	65%					
Distribution Ductwork/Diffusers	100/	LIEE	* *	2	\$2.100	
	10% 90%	LIFE		2	\$2,100	
No Component	90%					
Plumbing H/C Water Piping						
Galvanized Steel	100%	2035	* *	1		
Water Heater With Tanks	10070	2033		1		
Gas Fired	100%	2025	\$16,700	2		
Sanitary Piping	10070	2023	\$10,700			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LII L		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LII L		1		
Non-Submersible	100%	2030	\$3,100	4	\$300	
Backflow Preventer	10070	2030	ψ3,100		Ψ300	
Generic Generic	100%	2030	\$7,000	1	\$1,000	
Fixtures	10070	2030	Ψ7,000		Ψ1,000	
Generic	100%					
Fire Suppression	10070					
Sprinkler						
No Component	95%					
		2040	* *	1-2	\$200	
Generic	5%	2040	* *	1-2	\$200	

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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#### Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : SAMARITAN FORBELL

Address : 338 FORBELL STREET @ SUTTER AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 43,000 Project Type : HOMELESS SERVICES

Date of Survey : 26-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 4258 Lot : 36 BIN : 3095610

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$607,800	\$88,000
Interior Architecture	\$565,100	\$95,300
Electrical		\$1,097,800
Mechanical	\$110,600	\$2,930,900
Total	\$1,283,500	\$4,212,100
Importance Code A	\$607,800	\$1,181,000
Importance Code B	\$423,700	\$2,935,800
Importance Code C	\$252,000	\$95,300
Total	\$1,283,500	\$4,212,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$36,200	_	_	
Interior Architecture	\$138,400		\$2,600	\$7,300
Electrical	\$17,400	\$4,000	\$4,600	\$4,800
Mechanical	\$32,300	\$9,700	\$21,300	\$9,200
Site Pavements	\$22,200			
Total	\$246,600	\$13,700	\$28,500	\$21,300
Importance Code A	\$36,200	\$4,000		\$4,000
Importance Code B	\$144,400	\$9,700	\$28,500	\$17,300
Importance Code C	\$66,000			
Total	\$246,600	\$13,700	\$28,500	\$21,300



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 #: 3016

Architecture	Current Repair		Future	Replacement	Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
kterior								
Exterior Walls	1000/ 37	<b>#2.52</b> 000	, tee	ماد ماد	_	<b>#</b> 00.000		
Masonry: Brick	100% Now Cracking/Crumbling Location: Through Joint Mortar Miss/E Location: Through	hout Trod, Extent : Moder			5	\$88,000		
Windows								
Aluminum	100% Now Air Infiltration, Exte Location: Through Bent/Warped Elemen Location: Through Broken/Missing Elen Location: Through Ctrwt/Balnc Not Fun Location: Through Unit Inoperable, Ext Location: Through	hout hts, Extent : Modera hout nents, Extent : Mod hout nct, Extent : Modera hout tent : Moderate, Are	ate, Area Af erate, Area ate, Area Af	fected : 10%  Affected : 30%  Gected : 35%	5	\$4,700		
Parapets								
Masonry: Brick	90%		LIFE	* *	5-10	\$92,200		
Metal Panel	10%		2053	* *	5	\$5,800		
Roof Modified Bitumen	100% 2-4 Blisters, Extent : Mo Location : Through		2038 ed : 5%	* *				
Soffits								
Cast in Place Concrete	100%		LIFE	* *	5	\$30,900		
terior								
Floors Cast in Place Concrete	5% Now Cracking/Crumbling Location : Baseme	,	LIFE rea Affected	* * d : 25%	5	\$7,500		
Ceramic Tile	5% Now Cracking/Crumbling Location: Through		2042 ea Affected	**	5	\$1,700		
	Water Penetration, I Location: Bathrod		lrea Affecte	ed : 5%				
Quarry Tile	5%		2046	* *	5	\$5,100		
Vinyl Tile	85% 2-4	\$313,000	2038	* *	3	\$21,800		
	Uneven Substrate, E Location : Baseme	nt						
	Worn/Eroded, Exten Location : Through		Affected : 50	0%				

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 #: 3016

Architecture	Current Repair		Future Replacement		М		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Interior Walls	<b>50</b> /		LIEE	* *	10	Ф <b>22</b> 100	
Cast in Place Concrete	5% 5% Now	¢04.900	LIFE 2042	**	10 5	\$22,100	
Ceramic Tile	3% Now Adhesion Failure, Ex	\$94,800			3	\$4,400	
	Location: Bathroo		Affected . 1570				
	Cracking/Crumbling		rea Affected : 1	5%			
	Location : Bathroo		33				
Gypsum Board	9% Now	\$21,700	LIFE	* *	5	\$9,500	
Gypsum Bourd	Water Penetration, E				J	Ψ,500	
		nt Conference And					
Gypsum Board	81%		LIFE	* *	5-10	\$243,000	
Ceilings						. ,	
AcousTileSusp.Lay-In	5% Now	\$33,200	2038	* *	5	\$1,700	
	Broken/Missing Elen		erate, Area Affe	ected : 5%			
	Location : Through						
	Misaligned/Bulging,		Area Affected .	5%			
	Location: Through		100 1 50	,			
	Staining/Discoloring	-	ea Affected : 5%	6			
	Location: Through	iout	••••	ate ate		<b></b>	
AcousTileSusp.Lay-In	85%		2038	* *	5	\$58,000	
Exposed Struc: Steel	5% 5%		LIFE	* *	10	\$6,800	
Gypsum Board Site Enclosure	370		LIFE		5-10	\$11,700	
Fence/Gates							
Chain Link	100%		2053	* *			
Retaining Walls							
Cast in Place Concrete	100%		2068	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2046	**			
	Cracking/Crumbling		ea Affected : 5%	Ó			
O G' W II	Location : Through	iout					
On-Site Walkways  Cast in Place Concrete	100%		2046	* *			
Cast III Flace Colletete	Cracking/Crumbling	Frient Light Are					
	Location: Through		ta nyeetea . 57	o .			
	Sinking/Subsiding, E		Affected : 15%				
	Location : Side Of		33				
Parking/Driveway							
Asphalt	100% Now	\$22,200	2042	* *			
	Cracking/Crumbling		, Area Affected	: 5%			
	Location : Through						
	Potholes, Extent: M		ted : 5%				
	Location : Parking		100 1	100/			
	Sinking/Subsiding, E		rea Affected : I	0%			
	Location : Through	ioui, Ai Dry wells					

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 #: 3016

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

Site Pavements

Activity Yard

Asphalt 100% 2042 \*\*

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

Location: Throughout

Electrical	Currer	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2033	\$22,100	5	\$200	
	Other Observation Location : Electr	, Extent : N/A, Area A ical Room	ffected :	100%			
	Explanation : Ma	iin Service Disconnec	t Switch	Rated At 3,000 Am	iperes.		
Switchgear / Switchboard							
Fused Disc Sw	100%		2033	\$127,000	5	\$200	
Raceway							
Conduit	90%		2043	* *	1		
Conduit	10%		2053	* *	1		
Panelboards							
Fused Disc Sw	5%		2032	\$2,900	5	\$100	
Molded Case Bkrs	85%		2041	* *	5	\$1,000	
Molded Case Bkrs	10%		2049	* *	5	\$100	
Wiring							
Thermoplastic	90%		2043	* *	1		
Thermoplastic	10%		2053	* *	1		
Motor Controllers							
Locally Mounted	100%		2031	\$144,700	5	\$300	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,300	
Lighting							
Interior Lighting							
Fluorescent	30%		2028	\$191,700	10	\$11,800	
		, Extent : N/A, Area A ghout The Building 12 Lamps	lffected :	100%			
Fluorescent	68%		2033	\$434,500	10	\$26,800	
		, Extent : N/A, Area A ghout The Building 3 Lamps	ffected :			. ,	
Fluorescent	2%		2033	\$12,800	10	\$800	
	Location: Basem	, Extent : N/A, Area A ent mpact Fluorescent Li					

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

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

Asset #: 3016

Electrical	Cu	rrent Repair	Future Replacement		Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Lighting							
Egress Lighting							
Emergency, Battery	50%		2033	\$35,200	10	\$5,200	
Exit, Service	50%		2033	\$9,100	1		
Exterior Lighting							
HID	20%		2028	\$39,200	10		
LED	10%		2041	* *			
No Component	70%						
Alarm							
Security System							
Generic	100%		2033	\$78,800	1	\$16,100	
	Other Observa	tion, Extent : N/A, Area A	ffected :	100%			
	Location : Ho	ıllways, Outside Perimete	er				
	Explanation :	CCTV Surveillance Cam	ieras				
Fire/Smoke Detection							
Generic, Analog	100%		2033	\$108,300	1-3	\$27,300	
_	Other Observa	tion, Extent : N/A, Area A	ffected :	100%			
	Location: Th	roughout The Building					
	Explanation :	Strobe Lights, Manual P	ull Stati	ons, Alarm Bells, S	moke De	tectors, Horns	

Mechanical		Current Repair	Futu	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Radiant Heater	100%		2033	\$1,093,000	2	\$19,900	
Terminal Devices							
Air Handler	100%		2028	\$790,300	1	\$26,600	
Air Conditioning							
Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment							
Ext Pkg Unit -	60%		2033	\$423,400	2	\$1,600	
Heating/Cooling							
Split Unit	40%		2028	\$398,900			
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$69,900	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$38,000	
Exhaust Fans							
Interior	90%		2028	\$167,600	2	\$1,200	
Roof	10%		2028	\$8,100	2	\$100	

Plumbing

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

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

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

Asset #: 3016

Mechanical	Current F	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
lumbing							
H/C Water Piping							
Galvanized Steel	100%		2038	* *	1		
Water Heater With Tanks							
Electric	50%		2028	\$57,700	4		
	Other Observation, E		Affected .	: 50%			
	Location : Basemen						
	Explanation: Two I	120 Gallon Water F	Heaters				
Electric	50%		2026	\$57,700	4		
	Other Observation, E	xtent : Light, Area	Affected .	: 50%			
	Location: Basemen	t					
	Explanation: Two I	120 Gallon Water F	Heaters				
Sanitary Piping							
Cast Iron	100% Now	\$52,900	LIFE	* *	1		
	Leak Evident, Extent	: Severe, Area Affe	cted : 209	%			
	Location : Second I	Floor And 3rd Floo	r Main B	athrooms			
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Electric	100%		2033	\$22,000	4	\$2,600	
	Recent Installation, E			100%			
	Location: Roughly	10 Years Old In Ba	asement				
Fixtures							
Generic	100%						
ire Suppression							
Sprinkler							
Generic	100%		2043	* *	1-2	\$12,000	
Chemical System							
No Component	95%						
Generic	5%		2028	\$4,200	1-3	\$4,300	
	Other Observation, E	xtent : Light, Area	Affected .	: 5%			
	Location: Kitchen						
	Explanation: 21 Sq	uare Feet					

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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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Address : 1215-1225 SENECA AVENUE

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 77,940 Project Type : HOMELESS SERVICES

Date of Survey : 23-Feb-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 2761 Lot : 43 BIN : 2006338

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,323,300	\$53,400
Interior Architecture	\$1,322,300	\$1,241,500
Electrical		\$2,143,900
Mechanical	\$1,189,500	\$1,452,400
Site Pavements		\$170,300
Total	\$3,835,100	\$5,061,500
Importance Code A	\$2,035,100	\$53,400
Importance Code B	\$1,586,500	\$4,914,400
Importance Code C	\$213,400	\$93,700
Total	\$3,835,100	\$5,061,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$38,000			
Interior Architecture	\$113,300			\$4,500
Electrical	\$8,700	\$7,300	\$10,300	\$7,300
Mechanical	\$26,400	\$6,500	\$13,000	\$6,500
Site Enclosure	\$43,200			
Site Pavements	\$27,800			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$262,300	\$18,700	\$28,200	\$23,200
Importance Code A	\$38,500	\$3,900	\$3,900	\$3,900
Importance Code B	\$108,600	\$14,900	\$24,300	\$19,400
Importance Code C	\$115,300			
Total	\$262,300	\$18,700	\$28,200	\$23,200



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 #: 2595

chitecture	Current Repair	nt N			
tem Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated C FY	Cost Cycle (Yrs)	Estimated Cost	Priori
erior					
Exterior Walls					
Masonry: Brick	45% Now \$329,00 Corrosion/Rusting, Extent : Moderat Location : Metal Fire Escapes Cracking/Crumbling, Extent : Moder	e, Area Affected : 25%	** 5	\$40,900	
	Location : Storage Wall At Main En Graffiti, Extent : Light, Area Affected Location : East Side	! : 2%			
	Joint Mortar Miss/Erod, Extent: Mo Location: Throughout South Side Water Penetration, Extent: Light, Ar		%		
	Location: B And C Line At East Fa	**			
Masonry: Limestone	3%	LIFE	** 5	\$4,100	
Metal Panel	5%	2043	* * 5-10	\$31,300	
Stucco Cement	47% Now \$236,30 Broken/Missing Elements, Extent: M	0 2038	** 5	\$53,400	
	Location : Throughout North Side				
	Cracking/Crumbling, Extent : Moder Location : Throughout North Side	rate, Area Affected : 10%			
	Staining/Discoloring, Extent : Light, Location : Window Sill	Area Affected : 5%			
	Water Penetration, Extent : Moderate Location : North Side Throughout				
	Other Observation, Extent : Moderat Location : North Side				
	Explanation: Rusting Fire Escapes	1			
Windows	040/ N \$245.00	0 2041	** 5	¢12 200	1
Aluminum	94% Now \$245,00 Air Infiltration, Extent: Moderate, A Location: Throughout		** 5	\$13,200	1
	Broken/Missing Elements, Extent : So Location : Throughout	evere, Area Affected : 20%	ó		
	Ctrwt/Balnc Not Funct, Extent : Seve Location : Throughout	re, Area Affected : 60%			
	Caulking Deteriorated, Extent : Mod Location : Throughout	erate, Area Affected : 25%	6		
Metal Clad	5% Now \$68,50 Corrosion/Rusting, Extent: Moderat Location: Stairs		** 5	\$4,400	
	Glazing Broken/Cracked, Extent: Ma Location: Stairs	oderate, Area Affected : 1.	5%		
	Thermally Inefficient, Extent : Model Location : Stairs	rate, Area Affected : 50%			
Metal Louvers	1% 2-4 \$15,20 Deformed/Dented, Extent: Light, Ard Location: North Side		* *		

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 #: 2595

Architecture		Current R	epair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,300	LIFE	* *	5	\$2,900	
	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Througho	ut					
Masonry: Brick	40%			LIFE	* *	5-10	\$20,500	
Metal Panel	30%			2043	* *	5	\$8,700	
Stucco Cement	25%			2038	* *	5	\$4,800	
Roof							•	
Modified Bitumen	97%	Now	\$444,500	2043	* *			
	Blisters, Extent : Severe, Area Affected : 50%							
	Location	: Througho	out					
	Miss/Dam	aged Flashi	ngs, Extent : Mode	erate, Ar	ea Affected : 15%			
		: Througho	0 -		33			
	Patching I	Evident. Ext	ent : Moderate. Ar	ea Affeci	ed: 25%			
	Patching Evident, Extent : Moderate, Area Affected : 25%  Location : Throughout							
	Seams Open/Split, Extent: Moderate, Area Affected: 20%							
	-	: Througho		cu 11 <i>)</i> 5 cc	. 2070			
Skylight, Metal/Glass	3%			2043	* *	10	\$4,300	

Interior

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

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

Asset #: 2595

rchitecture	Current Repair	Future Repla	cement	Ma		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ited Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior						
Floors Cast in Place Concrete	5% Paint Peeling, Extent : Light, Area Aff	LIFE ected : 20%	* *	5	\$26,400	
Ceramic Tile	Location: Throughout  10% Now \$66,300  Cracking/Crumbling, Extent: Moderat Location: 1st And 2nd Floor Throug Joint Mortar Miss/Erod, Extent: Mode Location: Throughout  Worn/Eroded, Extent: Moderate, Area	te, Area Affected : hout erate, Area Affecte		5	\$6,000	
Vinyl Tile	Location: Throughout  30% Now \$195,000  Adhesion Failure, Extent: Moderate, 2		5975,100	3	\$13,600	
	Location: Throughout  Loose/Delam Surface, Extent: Modera  Location: Throughout  Worn/Eroded, Extent: Moderate, Area  Location: Throughout	ate, Area Affected :				
Wood	55% Now \$771,900 Deteriorated Finish, Extent: Moderat Location: At Apartments		**	5	\$62,100	
	Dry Rot/Decay, Extent: Moderate, Are Location: Throughout Apartments Misaligned/Bulging, Extent: Moderate Location: Throughout Apartments Split/Cracked, Extent: Moderate, Area Location: At Apartments Worn/Eroded, Extent: Moderate, Area Location: Throughout	e, Area Affected : 1 n Affected : 25%	0%			
Interior Walls						
Concrete Masonry Unit Gypsum Board	10% 55% 2-4 \$213,400 Recent Repair Evident, Extent: N/A, A Location: Throughout Water Penetration, Extent: Moderate, Location: Apartments 5f And 4f	rea Affected : 10%		5 5	\$22,700 \$93,700	
Masonry: Brick	5%	LIFE	* *	10	\$4,300	
Plaster	30%	LIFE	* *	5-10	\$72,400	
Ceilings Exposed Struc: Steel Gypsum Board	5% 75% Now \$75,600	LIFE LIFE	* *	10 5	\$11,800 \$110,600	
Syptam Doute	Recent Repair Evident, Extent: N/A, A Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout	rea Affected : 5%	6	3	ψ110,000	

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 #: 2595

Architecture	Current Repair	Futur	e Replacement	Mai	ntenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure						
Fence/Gates						
Iron Picket	100% 2-4	\$43,200 2053	* *			
	Corrosion/Rusting, Extent:	Moderate, Area Affec	cted : 10%			
	Location: Throughout					
	Deteriorated Finish, Extent	: Moderate, Area Aff	ected : 50%			
	Location : Throughout					
Retaining Walls						
Cast in Place Concrete	100%	2053	* *			
Site Pavements						
Public Sidewalk	1000/	<b>4</b> 6000 <b>2</b> 020	* *			
Cast in Place Concrete	100% 4+	\$6,800 2038				
	Cracking/Crumbling, Exten Location: Throughout	t : Light, Area Affecte	ed: 5%			
On-Site Walkways	Location : Intoughout					
Cast in Place Concrete	100% 4+	\$9,600 2038	* *			
Cust in I lace Concrete	Cracking/Crumbling, Exten	. ,	ed:5%			
	Location : Throughout	g,				
Activity Yard						
Cast in Place Concrete	50% 4+	\$11,400 2038	* *			
	Cracking/Crumbling, Exten	t : Light, Area Affecte	ed : 5%			
	Location: Throughout					
	Sinking/Subsiding, Extent:	Light, Area Affected :	5%			
	Location : Throughout					
Rubber Matting	50%	2033	\$170,300			

ectrical	Current Repair	Futur	e Replacement	M	aintenance				
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2043	* *	5	\$300				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Electrical Room	ı							
	Explanation : One Main Se Ampere Main Switch For C		At 2,000 Amperes F	For Apar	tments, One 600				
Switchgear / Switchboard	•								
Fused Disc Sw	100%	2033	\$158,800	5	\$300				
Raceway									
Conduit	100%	2033	\$113,200	1					
Panelboards									
Molded Case Bkrs	100%	2041	* *	5	\$2,100				
Wiring									
Thermoplastic	100%	2033	\$169,800	1					
Motor Controllers									

#### 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.

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

Asset #: 2595

Electrical	Curre	ent Repair	Future Replacement		Maintenance			
System Component Type	% of Fail D Total (Yea	rate Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$2,300		
Lighting								
Interior Lighting								
Fluorescent	20%		2033	\$231,600	10	\$14,300		
	•	ixtures, Extent : Light,		ected : 100%				
	Location : Corr	ridors, Staircases, Offic	res					
Incandescent	80%		2028	\$1,025,000	2	\$1,400		
Egress Lighting								
Emergency, Battery	50%		2038	* *	10	\$9,400		
Exit, Battery	50%		2038	* *	10	\$2,600		
Exterior Lighting								
HID	20%		2028	\$71,000	10			
LED	10%		2038	* *				
No Component	70%							
Alarm								
Security System								
Generic	100%		2033	\$142,900	1	\$29,100		
		on, Extent : N/A, Area A	ffected :	100%				
		ughout The Building						
	Explanation : C	CCTV Surveillance Syst	em					
Fire/Smoke Detection								
Generic, Digital	100%		2038	* *	1-3	\$48,000		

echanical		Current Repair		Future Replacement		M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ating									
Energy Source									
Natural Gas	100%			2053	* *	1			
Conversion Equipment									
Hot Water Boiler	88%	2-4	\$711,800	2053	* *	1	\$30,500		
	Corroded,	Extent : Se	vere, Area Affected	l : 30%					
	Location	: Boiler Ro	oom						
	On Extend	ed Life, Ext	ent : Severe, Area	Affected	: 100%				
	Location	: Boiler Ro	oom						
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location	: Basement	t Boiler Room						
	Explanat	ion : 10 Un	its						
Hot Water Boiler	12%			2038	* *	1	\$4,600		
Distribution									
Hot Wtr Piping/Pump	100%	2-4	\$166,500	2058	* *	4	\$3,800		
1 0 1	On Extend	ed Life, Ext	ent : Severe, Area	Affected	: 100%				
	Location	: Boiler Ro	oom						

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 #: 2595

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Terminal Devices								
Convector/Radiator	_	Extent : Se	\$311,200 evere, Area Affected Covers Throughor		* *	1	\$22,700	
Controls								
Digital Electrical	50% 50%			2031 2028	\$1,093,100 \$211,600			
Air Conditioning	3070			2020	Ψ211,000			
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment Window/Wall Unit	10%			2028	\$28,800	1		
No Component	90%							
Ventilation Distribution	1000/			LIDD	* *	2.5	<b>#</b> < 0, 0, 0, 0	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$68,800	
Exhaust Fans Roof	100%			2028	\$147,700	2	\$2,400	
lumbing	10070			2020	\$177,700		\$2,400	
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures	1000/							
Generic Tankless Water Heater (POU	100%							
Gas Fired	100%			2028	\$31,600	2		
Hot Water Storage Tank	10070			2020	ψ31,000			
Generic	100%			2028	\$15,000	1		
	Other Obs	ervation, E	Extent : N/A, Area A	Iffected :	100%			
		ı : Boiler R						
	Explana	tion : 900 (	Gallons					
Vertical Transport								
Elevators Hydraulic	10%			LIFE	* *			
rrydiaune	Other Obs	ervation, E	Extent : N/A, Area A nt To Ground Floor	Iffected :				
		tion : 1 Fre						
No Component	90%							
Fire Suppression								
Sprinkler								
No Component	95%			20.42	رقد ولاي	1.0	h1 100	
Generic	5%			2043	* *	1-2	\$1,100	

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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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF

Address : 331 EAST 12TH STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0095.000 / 14740 Yr Built/Renovated : 1927 /

Area Sq Ft : 28,659 Project Type : HOMELESS SERVICES

Date of Survey : 21-Sep-2021 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,6,7

Block : 454 Lot : 52 BIN : 1006502

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$164,800	\$103,800
Interior Architecture	\$1,003,600	
Electrical		\$730,200
Mechanical	\$1,894,400	\$616,800
Total	\$3,062,800	\$1,450,700
Importance Code A	\$164,800	\$347,700
Importance Code B	\$2,824,300	\$1,103,000
Importance Code C	\$73,700	
Total	\$3,062,800	\$1,450,700

Total	\$348,700	\$33,600	\$35,100	\$40,500
Importance Code C	\$25,600			\$1,700
Importance Code B	\$209,000	\$30,800	\$32,300	\$35,900
Importance Code A	\$114,100	\$2,800	\$2,800	\$2,800
Total	\$348,700	\$33,600	\$35,100	\$40,500
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Site Pavements	\$2,900			
Mechanical	\$110,300	\$7,300	\$8,700	\$6,700
Electrical	\$52,300	\$2,700	\$2,800	\$3,600
Interior Architecture	\$69,900			\$6,500
Exterior Architecture	\$89,700			
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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 #: 14740

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	100/			LIEE	* *	-	671 200	
Cast Stone/Terra Cotta	10% 90%	Now	\$164,800	LIFE LIFE	* *	5 5	\$71,200	
Masonry: Brick			\$104,800 xtent : Severe, Ared			3	\$41,000	
			xiem : Severe, Aret 2a, Sub-basement F					
			Extent : Severe, Are					
			Foundation Wall					
			sed Rebars	in Boner	1100111			
Windows								
Aluminum	100%			2049	* *	5	\$14,100	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5-10	\$28,000	
Masonry: Brick	75%			LIFE	* *	5-10	\$25,300	
Metal Panel	5%			2053	* *	5	\$1,000	
Roof Modified Bitumen	750/	Now	¢5 200	2033	\$103,800			
Modified Bitumen			\$5,200 ere, Area Affected :		\$103,800			
		xieni . sevi 1 : Stair A E		370				
			Extent : Severe, Are	a Affacta	d · 2%			
		ervanon, 12 : Main Ro		и Ајјесте	u . 270			
			n Tank Pipe Is Loose	,				
Plaza Roof: Stone Pane		non . 1tooj	Tank 1 tpc 15 E005c	2043	* *			
nterior	13 23/0			2043				
Floors								
Cast in Place Concrete	10%	0-2	\$7,100	LIFE	* *	5	\$9,300	
	Water Pen	etration, E.	xtent : Moderate, A	lrea Affe	cted : 2%			
	Location	: Basemer	nt Storage Area					
Ceramic Tile	5%			2042	* *	5	\$2,100	
Vinyl Tile	70%	4+	\$804,300	2043	* *	3	\$11,200	
•	Worn/Eroa	led, Extent	: Moderate, Area	Affected :	10%			
	Location	: Auditori	um					
Wood	15%	4+	\$37,200	2048	* *	5	\$6,000	
			: Moderate, Area		25%		. ,	
	Location	: Auditori	um Stage					
Interior Walls								
Cast in Place Concrete	5%	Now	\$25,600	LIFE	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 20%			
	Location	: Retainin	g Wall In Boiler Ro	om, Sub	-basement			
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 20%			
	Location	: Retainin	g Wall In Boiler Ro	om, Sub	-basement, Electric	cal Room		
Ceramic Tile	5%			2042	* *	5	\$3,400	
Plaster	90%	4+	\$73,700	LIFE	* *	5	\$18,600	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 10%			
	Location	· Auditori	um Backstage, Bas	omont				

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 #: 14740

Architecture		Current Repair		Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	45%			2038	* *	5	\$19,200	
Exposed Struc: Concrete	5%	Now	\$62,300	LIFE	* *	5	\$300	
	Location Exposed F Location Water Pen	i : Boiler R Reinforceme i : Boiler R	, Extent : Moderate oom, Sub-basement ent, Extent : Moder oom, Sub-basement extent : Moderate, A oom	ate, Area	Affected : 20%			
Plaster	Cracking/	U	\$63,200 , Extent : Moderate um Backstage, Basa		,	5	\$13,300	
Site Pavements								
Public Sidewalk Cast in Place Concrete	Other Obs	ı : Vault On	\$2,900 Extent : Severe, Area I 12th Street Ir Penetration	2038 a Affecte	* * d : 5%			
On-Site Walkways	10001			TIPE	* *			
Masonry: Granite	100%			LIFE	* *			

ectrical		Current Rep	oair	Futu	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2033	\$14,700	5	\$100		
	Other Obse	ervation, Exte	ent : Light, Area	Affected	: 100%				
	Location	: Electrical R	Room						
	Explanat	ion : One 2,50	00 Ampere Maii	n Discon	nect Switch				
Switchgear / Switchboard									
Fused Disc Sw	60%			2033	\$57,200	5	\$100		
Fused Knife Sw	40%	2-4	\$38,100	2063	* *	5			
	On Extend	ed Life, Exten	t : Light, Area A	Iffected :	100%				
	Location	: Electrical R	Room						
Raceway									
Conduit	100%			2033	\$40,300	1			
Panelboards									
Fused Disc Sw	5%			2032	\$1,900	5			
Molded Case Bkrs	95%			2032	\$37,000	5	\$700		
Wiring									
Thermoplastic	100%			2033	\$56,900	1			
Motor Controllers									
Locally Mounted	100%			2031	\$86,800	5	\$200		

Ground

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 #: 14740

Current Repair	Future Replacement Mainten		aintenance	enance	
% of Fail Date Estimated Co Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%	LIFE	* *	5	\$800	
250/	2022	¢106 500	10	\$6,600	
			10	\$0,000	
40%	2028	\$170,300	10	\$10,500	
T-12 Lamps And Fixtures, Extent : L Location : Apartment Rooms	ight, Area Affec	cted : 100%			
30%	2033	\$127,800	10	\$7,900	
		ed : 100%			
5%	2028	\$23,600	2		
Location : At Gymnasium And Swi		100%			
Explanation . Incunaescent Light					
50%	2033	\$23,500	10	\$3,500	
50%	2033	\$6,000	1	42,200	
10%	2028	\$13,100	10		
	2038	* *			
80%					
			1	\$10,700	
		100%			
•		ntrusion Alarm			
Explanation . CC1 v Surveillance	Camerus Anu II	mirusion Aturiil			
100%	2033	\$72,200	1-3	\$18,200	
	25% Compact Fluorescent Light, Extent Location: Hallways 40% T-12 Lamps And Fixtures, Extent: Location: Apartment Rooms 30% T-8 Lamps And Fixtures, Extent: Light, Accation: Throughout The Buildin 5% Other Observation, Extent: Light, Accation: At Gymnasium And Swite Explanation: Incandescent Light 50% 50% 10% 10% 0ther Observation, Extent: Light, Accation: Hallways And Exit Dood Explanation: CCTV Surveillance	Nof Fail Date Estimated Cost Total (Years)   Year FY	Total Fail Date Estimated Cost FY  100% LIFE **  25% 2033 \$106,500  Compact Fluorescent Light, Extent: Light, Area Affected: 100%  Location: Hallways  40% 2028 \$170,300  T-12 Lamps And Fixtures, Extent: Light, Area Affected: 100%  Location: Apartment Rooms  30% 2033 \$127,800  T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%  Location: Throughout The Building  5% 2028 \$23,600  Other Observation, Extent: Light, Area Affected: 100%  Location: At Gymnasium And Swimming Pool  Explanation: Incandescent Light  50% 2033 \$23,500  50% 2033 \$23,500  50% 2033 \$31,100  10% 2028 \$13,100  10% 2028 \$13,100  10% 2038 ***  100% 2038 \$\$**	Nof Total   Fail Date   Estimated Cost   FY   Estimated Cost   (Yers)	Wear   Fail Date   Estimated Cost   Total   (Years)   Estimated Cost   FY   Estimated Cost   Cycle   (Yrs)

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source				
Energy Source Interruptible Gas/Dual Fuel	100%	2043 **	1	

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 #: 14740

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Steam Boiler	100% 0-2 Corroded, Extent: Se Location: Basemen Cracked, Extent: Sev Location: Basemen Other Observation, E. Location: Boiler Re	t. Severe Corrosion ere, Area Affected t extent : Light, Area coom	n And Oi : 20%	v	1	\$25,500	
Distribution	Explanation : 2 Uni	<i>ts</i>					
Central Plant Steam Piping/Pmp	100% Now  Leak Evident, Extent			**	4	\$1,400	
T' 1 D'	Location: Condense	ate Pipe In The Ba	sement				
Terminal Devices Air Handler	40% 0-2 Not in Service, Extent Location: Basemen On Extended Life, Ext Location: Basemen	t. Two Units Out C tent : Moderate, Ai	of Service	?	1	\$6,400	
Convector/Radiator	60%	-	2038	* *	1	\$5,600	
Air Conditioning Energy Source	100%		2041	* *	1	Ψο,οσο	
Electricity Conversion Equipment	10070		2041		1		
Reciprocating Compr/Chiller	20%		2033	\$82,600	1	\$2,700	
Window/Wall Unit	75%		2028	\$79,500	1		
No Component	5%						
Ventilation Distribution							
Distribution Ductwork/Diffusers No Component	50% 50%		LIFE	* *	2-5	\$12,700	
Plumbing H/C Water Piping Galvanized Steel	100% 0-2 Corroded, Extent : Se Location : Througho	**	2038 l : 5%	**	1		
Water Heater With Tanks Gas Fired	100% Other Observation, E. Location : Boiler Ro Explanation : 2 Uni	oom	2031 Affected	\$33,400 : 100%	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		

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

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

Asset #: 14740

Mechanical	Current Repair	Future R	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing									
Sump Pump(s)									
Submersible	100%	2026	\$900	4	\$900				
Pool Filter/Treatment									
Sand		94,400 2053	* *	4	\$7,100				
	Abandoned in Place, Extent : S	evere, Area Affected	: 100%						
	Location: Basement								
Sewage Ejector(s)									
Electric	100%	2033	\$14,700	4	\$1,700				
Backflow Preventer									
Generic	100%	2033	\$12,500	1	\$1,800				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	70%	LIFE	* *						
	Other Observation, Extent : Lig								
	Location: 1 Unit From Baser	nent To 6th Floor, 1 (	Init From 1st To	o 7th Flo	or				
	Explanation: 2 Units								
Hydraulic	30%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 30%								
	Location: 1st To 2nd Floor								
	Explanation: 1 Unit								
Fire Suppression									
Standpipe	1000/	20.52	ala -4-	1 -	014400				
Generic	100%	2053	* *	1-5	\$14,400				
Sprinkler	1000/	20.52	ala -4-	1.0	40.000				
Generic	100%	2053	**	1-2	\$8,000				
	Special/Chemical System, Exter Location : 2nd Floor Kitchen			ire Prote	ection Device.				
Fire Pump									
Generic	100%	2036	* *	1	\$5,400				

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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Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : SPRINGFIELD FAMILY RESIDENCE

Address : 146-80 GUY R. BREWER BLVD.

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 61,000 Project Type : HOMELESS SERVICES

Date of Survey : 11-Jan-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 13307 Lot : 91 BIN : 4430508

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$262,000	\$122,300
Interior Architecture	\$346,900	\$84,100
Electrical		\$395,100
Mechanical	\$458,500	\$749,400
Total	\$1,067,400	\$1,350,900
Importance Code A	\$572,900	\$122,300
Importance Code B	\$403,600	\$1,228,600
Importance Code C	\$90,800	
Total	\$1,067,400	\$1,350,900

Total	\$164,400	\$20,600	\$83,500	\$30,300
Importance Code C	\$39,300		\$5,400	
Importance Code B	\$103,400	\$17,700	\$22,000	\$27,300
Importance Code A	\$21,800	\$3,000	\$56,100	\$3,000
Total	\$164,400	\$20,600	\$83,500	\$30,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$18,700			
Site Enclosure	\$22,000			
Mechanical	\$52,100	\$11,000	\$13,400	\$8,300
Electrical	\$7,500	\$5,700	\$7,600	\$5,700
Interior Architecture	\$39,900		\$5,400	\$12,300
Exterior Architecture	\$20,300		\$53,100	
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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 #: 2670

rchitecture	Current Repair		Future Replacement		Maintenance		
vstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Masonry: Brick	95% 4+ Expansion Joint Fail	\$262,000 ure, Extent : Moder	LIFE rate, Area	* * a Affected : 2%	5	\$65,100	
	Location : All Faca						
Stucco Cement	5%		2046	* *	5	\$8,600	
Windows							
Aluminum	100% 4+ Ctrwt/Balnc Not Fun Location : Through	_	2041 Irea Affed	* * cted : 5%	5	\$2,300	
	Recent Repair Evider Location : Air Infilt						
Parapets							
Metal: Cage/Fence	100%		2046	* *	5-10	\$83,800	
Roof	(50/		2020	* *	10	<b>0.57.100</b>	
Built-Up (BUR)	65% 35% 0-2	Φ0.000	2038 2046	* *	10	\$57,100	
Metal Panel	35% 0-2 Corrosion/Rusting, E Location: Through Miss/Damaged Flash	out	Affected				
	Location : Hip Roo	f North Of Main Bu	iilding				
Soffits	1000/			* *	_	<b>41.700</b>	
Cast in Place Concrete	100%		LIFE	* *	5	\$1,700	
erior							
Floors	50/		LIEE	* *	-	¢10.600	
Cast in Place Concrete	5%		LIFE	* *	5	\$19,600	
Ceramic Tile	5%		2042		5	\$4,500	
Vinyl Tile	90% 4+	\$108,900	2038	* *	3	\$30,300	
	Worn/Eroded, Extent						
	Location : Basemer	it Corridors And M	aintenan	ce Rooms			
Interior Walls							
Ceramic Tile	10%		2036	* *	5	\$10,700	
Concrete Masonry Unit	13%		LIFE	* *	5	\$11,200	
Gypsum Board	77%		LIFE	* *	5-10	\$140,400	
<b>71</b>	Other Observation, E	Extent : N/A, Area A		1%		. ,	
	Location : Rooms 2						
	Explanation : Water		ired				
Ceilings							
Exposed Struc: Concrete	e 5%		LIFE	* *	5-10	\$5,600	
Exposed Silue. Colleten			LIFE	* *	5-10	\$231,300	
-	/5%						
Gypsum Board	75% Worn/Eroded, Extent Location: 2nd Floo			ó	0 10	<b>42</b> 21,200	

Site Enclosure

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 #: 2670

Architecture		Current F	Repair	Future Replaceme		cement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Site Enclosure									
Fence/Gates									
Chain Link	100%	Now	\$22,000	2053	* *				
	Broken/Mi	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%				
	Location	: Random	Locations Through	out					
	Impact Da	mage, Exte	nt : Light, Area Afj	ected : I	1%				
	Location	: Rear Par	king Area						
Retaining Walls									
Cast in Place Concrete	100%			2068	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$7,000	2046	* *				
	Misaligne	d/Bulging, 1	Extent : Light, Area	a Affecte	d : 1%				
	Location	: Brewer B	Boulevard						
On-Site Walkways									
Cast in Place Concrete	100%	0-2	\$11,700	2046	* *				
	Misaligne	d/Bulging, I	Extent : Moderate,	Area Afj	fected : 5%				
	Location	: Near Red	ar Paring Area						
Activity Yard									
Cast in Place Concrete	40%			2046	* *				
Cast in Place Concrete	60%			2046	* *				

Electrical	Current Repair	Future Re	eplacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$300	
	Other Observation, Extent:	N/A, Area Affected: 100	%			
	Location : Electrical Room	n				
	Explanation: Two 800 An	pere Main Disconnect Sv	witches			
Switchgear / Switchboard						
Fused Disc Sw	100%	2043	* *	5	\$300	
Raceway						
Conduit	100%	2043	* *	1		
Panelboards						
Fused Disc Sw	5%	2041	* *	5	\$100	
Molded Case Bkrs	95%	2041	* *	5	\$1,500	
Wiring						
Thermoplastic	100%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2038	* *	5	\$400	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,800	

Lighting

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 #: 2670

Electrical	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting								
Interior Lighting	600/		2020	* *	10	<b>#22</b> 000		
Fluorescent	60%	F T: L.	2038		10	\$33,000		
	T-8 Lamps And Fixtu Location : Through	-	Area Ajj	ectea : 90%				
El .		.oui	2020	* *	1.0	<b>#2.700</b>		
Fluorescent	5%	4 I :- l.4 E.44 . I :-	2038		10	\$2,700		
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout The Building							
T-1		oui The Building	2022	<b>#211 5</b> 00	10	<b>#10.200</b>		
Fluorescent	35%		2033	\$311,700	10	\$19,200		
	T-12 Lamps And Fixe Location : Through	_	, Area Aj	fected: 100%				
	Location: Through	юш						
Egress Lighting Emergency, Battery	50%		2033	\$49,100	10	\$7,200		
Exit, Battery	50%		2033	\$41,500	10	\$2,000		
Exterior Lighting	3070		2033	\$41,500	10	\$2,000		
HID	30%		2033	\$83,400	10	\$100		
IIID	Other Observation, I	Extent : N/A. Area A			10	Ψ100		
	Location : Rooftop		9,5					
	Explanation : Cont		l					
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	25% 4+	\$900	2048	* *	5	\$200		
	Other Observation, Extent: Moderate, Area Affected: 2%							
	Location : North Re	oof						
	Explanation: Need	ls To Be Resecured						
Generic	75%		2048	* *	5	\$1,300		
Alarm								
Security System								
Generic	100%		2038	* *	1	\$22,800		
Fire/Smoke Detection								
Generic, Digital	100%		2038	* *	1-3	\$37,600		

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

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 #: 2670

Mechanical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	50%			2038	* *	1	\$14,800	
	Location		xtent : N/A, Area A at Boiler Room 2 Units	lffected :	50%			
Hot Water Boiler	50%	2-4	\$311,000	2053	* *	1	\$13,300	
That Water Barlet	On Extend Location	ed Life, Ex : Basemer	tent : Moderate, Ai at Boiler Room	rea Affec		1	Ψ13,300	
	Location		xtent : N/A, Area A et Boiler Room 2 Units	lffected :	50%			
Distribution	Елрини	ion . 1 Oj .	2 Omis					
Hot Wtr Piping/Pump	100%			2041	* *	4	\$4,400	
Terminal Devices	100.0					-	ψ.,.30	
Air Handler	Broken, Ex	tent : Mod	\$27,500 erate, Area Affecte		\$275,400	1	\$8,300	
	Location	: One Uni	t In Basement Won	ien Lock	er Room			
Convector/Radiator	75%			2038	* *	1	\$14,500	
Controls Electrical	100%			2028	\$331,200			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%	Now	\$147,500	2043	* *	2	\$400	
g	Malfunctioning, Extent : Moderate, Area Affected : 100% Location : North And South Roofs							
	Other Obse	ervation, E	xtent : N/A, Area A	Iffected :	100%			
	Location	: North Ar	nd South Roofs					
	Explanat	ion : 2 Uni	its Serving Corrido	rs				
Split Unit	5%			2041	* *			
	Recent Inst	tallation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	: Serves R	ecreational Area, L	ower Ro	of			
Window/Wall Unit	10%			2028	\$22,200	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,900	
Exhaust Fans	_					_		
Interior	20%			2033	\$51,900	2	\$400	
Roof	80%			2033	\$90,900	2	\$1,500	
Plumbing								
H/C Water Piping	1000/			2042	* *	1		
Brass/Copper	100%			2043	4° 4°	1		

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 #: 2670

Mechanical	Current Repair	Future Repla	<b>Future Replacement</b>		Maintenance				
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
lumbing									
HW Heat Exchanger									
HTHW/HW	100%	2043	* *						
	Other Observation, Extent : N/A, A								
	Location: Basement Boiler Room	n							
	Explanation: 1 Unit								
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)									
Submersible	100%	2026	\$1,800	4	\$1,900				
Sewage Ejector(s)									
Electric	100%	2033	\$31,200	4	\$3,600				
Backflow Preventer									
Generic	100%	2033	\$26,100	1	\$3,700				
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Water Meter And Sprinkler Room								
	Explanation: Backflow Prevention	on Devices For Fire Sp	rinkler Se	rvice And	d Domestic Water				
	Service.	<u> </u>							
Fixtures									
Generic	100%								
/ertical Transport									
Elevators									
Hydraulic	100%	LIFE	* *						
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Cellar To 2nd Floor								
	Explanation: 1 Unit								
Fire Suppression									
Sprinkler									
Generic	100%	2043	* *	1-2	\$16,800				

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

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

Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Address : 100 CENTRAL AVENUE @ SLOSSON TERR

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 26,134 Project Type : HOMELESS SERVICES

Date of Survey : 13-Apr-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,5,6

Block : 6 Lot : 14 BIN : 5000048

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$72,100	
Interior Architecture	\$89,800	\$862,200
Electrical	\$64,500	\$445,200
Mechanical		\$789,000
Total	\$226,400	\$2,096,400
Importance Code A	\$72,100	
Importance Code B	\$64,500	\$2,096,400
Importance Code C	\$89,800	
Total	\$226,400	\$2,096,400

Total	\$261,800	\$20,000	\$21,200	\$80,200
Importance Code C	\$66,500			
Importance Code B	\$104,400	\$15,600	\$18,600	\$63,700
Importance Code A	\$91,000	\$4,400	\$2,600	\$16,500
Total	\$261,800	\$20,000	\$21,200	\$80,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Site Pavements	\$28,700			
Site Enclosure	\$13,900			
Mechanical	\$10,400	\$4,200	\$7,100	\$27,900
Electrical	\$26,100	\$2,100	\$2,300	\$2,100
Interior Architecture	\$82,500			\$24,500
Exterior Architecture	\$88,400	\$1,800		\$13,900
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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 STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset #: 1944

chitecture	Current Repair Future Replacemen			Replacement	nt Maintenance		
tem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
rior							
Exterior Walls							
Cast in Place Concrete	5% Now	\$33,900	LIFE	* *	5	\$14,500	
	Broken/Missing Ele			a Affected : 15%			
		ent Window At South		100 1 150/			
	Exposed Reinforcen			Affected: 15%			
		ent Window At South					
Masonry: Brick	50%	E	LIFE	**	5	\$29,000	
	Repairs in Progress		Affected :	25%			
	Location : East Fo		1.00	1 250/			
	Sidewalk Shed in Us Location : East Fo		rea Affecte	ed: 25%			
			2017	di di		000 (00	
Stucco Cement	45% Now	\$72,100	2045	**	5	\$32,600	
	Diagonal Cracks, E						
		ades Show Cracking					
	Repairs in Progress		Affected :	25%			
	Location : East Fo		(CC4-1.	250/			
	Other Observation,		<i>Пјестеа</i> : 2	25%			
	Location : East Fo						
Windows	Explanation : Side	ewaik snea in Ose.					
Aluminum	90% Now	\$35,100	2040	* *	5	\$1,900	
7 Manimum	Ctrwt/Balnc Not Fu			Affected · 75%	3	ψ1,700	
	Location : Throug		,	5,,			
	Caulking Deteriora		ite, Area A	Iffected : 50%			
	Location : Throug			<i></i>			
Steel	10% Now	\$18,500	2057	* *	5	\$2,600	
Sicci	Corrosion/Rusting,			ted : 35%	3	Ψ2,000	
	Location : Fifth F		33				
	Deteriorated Finish		Area Affe	ected : 50%			
	Location : Fifth F		55				
	Thermally Inefficier	nt, Extent : Moderate	e, Area Aff	fected : 50%			
	Location : Fifth F	loor And Stairs	-				
Parapets							
Masonry: Brick	65%		LIFE	* *	5	\$3,700	
Metal Panel	5%		2058	* *	5	\$1,100	
	Recent Replace Evident, Extent : N/A, Area Affected : 100% Location : Throughout						
Metal Rail	5% Now	\$900	2037	* *	5	\$2,000	
	Deteriorated Finish		Area Affe	cted : 50%			
Street Comment	Location : At Corn	uers Of bullaing	2045	* *	<i>F</i>	<b>#2</b> (00	
Stucco Cement	25%		2045	* *	5	\$3,600	
Roof Modified Bitumen	95%		2037	* *	10	¢12 000	
	95% 5%		2057	* *	10 10	\$13,900 \$2,400	
Skylight, Metal/Glass		ent, Extent : N/A, Ar			10	\$∠, <del>4</del> 00	

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 STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset #: 1944

Architecture	Currer	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Soffits					_		
Cast Stone/Terra Cotta	100%		LIFE	* *	5		
nterior							
Floors	50/ N	¢2 000	LIEE	* *	5	¢5,000	
Cast in Place Concrete	_	\$3,800 ng, Extent : Moderate nent Locker Room Ard			5	\$5,000	
Ceramic Tile	5% Now	\$6,300	2035	* *	5	\$1,100	
	Cracking/Crumbli Location : Throu	ng, Extent : Moderate ghout	e, Area Afj	fected : 10%			
Marble Panels	5%		LIFE	* *	5	\$1,700	
Terrazzo	15% 4+	\$31,300	LIFE	* *	5	\$5,400	
	Cracking/Crumbli Location : Lobby	ng, Extent : Moderate	e, Area Afj	fected : 10%			
Vinyl Tile	70% Now Cracking/Crumbli Location: Throu	\$17,200 ng, Extent : Moderate ghout	2032 e, Area Aff	\$862,200 fected : 20%	3	\$12,000	
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *			
Ceramic Tile	5% Now	\$23,900	2035	* *	5	\$2,200	
	-	ng, Extent : Moderate oom Shower Stalls	, Area Afj	fected : 10%			
Fiberglass Panel	5% Other Observation Location: Bathro Explanation: Wa		LIFE Iffected :	* * 100%			
Plaster	85% Now	\$89,800	LIFE	* *	5	\$22,700	
		ng, Extent : Moderate		fected : 10%	-	¥==,,, v v	
Ceilings	222/		•••		_	0.44.400	
AcousTileSusp.Lay-In	90% Staining/Discolori Location : Throu	ng, Extent : Moderate ghout	2037 e, Area Af	* * fected : 50%	5	\$41,100	
Exposed Struc: Concrete	5%		LIFE	* *	5	\$400	
Metal Panel	5%		LIFE	* *	5	\$2,900	
Site Enclosure							
Fence/Gates							
Chain Link	100% 4+ Corrosion/Rusting Location: Throu	\$13,900 , Extent : Moderate, A ghout	2042 Area Affec	* * eted : 50%			
Retaining Walls							
Cast in Place Concrete	100%		2052	* *			
Site Pavements Public Sidewalk	10070						
	100%		2045	* *			

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 #: 1944

Architecture		Current I	Repair	Futui	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ite Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,000	2037	* *			
	O	<u></u>	Extent : Moderate Around Perimeter		0			
Parking/Driveway								
Asphalt	90%	4+	\$16,600	2035	* *			
	_	_	Extent : Moderate out Parking Lot	, Area Aj	ffected : 30%			
	U	0.	xtent : Moderate, A de Of Rear Parking	00	cted : 10%			
Cast in Place Concrete	10%	0-2	\$10,100	2037	* *			
	Cracking/	Crumbling,	Extent : Moderate	Area A	ffected : 50%			
	Location	: Through	out Front Parking 2	4rea				
Activity Yard								
Cast in Place Concrete	80%			2037	* *			
Pavers/Stone	5%			2041	* *			
Rubber Matting	15%			2032				

	rcle Estimated Cost (rs)	Priority
4,700 5		
4,700 5		
4,700 5		
	\$100	
0,300 1	Ĺ	
3,900 5	\$100	
5,100 5	\$600	
6,900 1	I	
** 5	\$100	
** 5	\$400	
	** 5	** 5 \$400

Stand-by Power

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 #: 1944

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Transfer Switches	1000/	•	0.5.400	_		
Manual	100%	2032	\$6,400	5	\$100	
Generators Natural Gas	100% 4+ \$64.5	500 2047	* *	1	\$9,100	
Natural Gas	100% 4+ \$64,; Overloaded, Extent : Moderate, Ar			1	\$9,100	
	Location: Outside Yard, Genera	**		oad		
	Other Observation, Extent: Light,					
	Location : Outside Side Yard	33				
	Explanation: 12.5 Kilowatts					
Lighting						
Interior Lighting						
Fluorescent	95%	2032	\$368,900	10	\$22,800	
	T-12 Lamps And Fixtures, Extent : Location : Throughout The Build	0 "	cted : 100%			
Fluorescent	5%	2032	\$19,400	10	\$1,200	
	Compact Fluorescent Light, Exten Location: Basement	t : Light, Area Af	fected : 100%			
Egress Lighting						
Emergency, Service	50%	2037	* *	1		
Exit, Service	50%	2037	* *	1		
Exterior Lighting	2007	2022	#25 <b>7</b> 00	1.0		
HID	30% Other Observation, Extent: Light,	2032	\$35,700	10		
	Location : Outside Perimeter	Area Ajjeciea . I	10070			
	Explanation: Controlled Via Pho	otocell				
No Component	70%					
Alarm	7070					
Security System						
No Component	50%					
Generic	50% Now \$24,0	000 2032	\$24,000	1	\$4,400	
	Cameras Damaged, Extent : Mode Location : Throughout	erate, Area Affect	ed : 50%			
	Other Observation, Extent : N/A, A	Area Affected : 10	00%			
	Location: Hallways, Outside					
	Explanation: CCTV Surveillance	e Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2037	* *	1-3	\$4,800	

Mechanical	Currer	t Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2042	* *	1		

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 #: 1944

Mechanical		Current I	Repair	Futur	re Replacement	M		
System Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment								
Steam Boiler	50%		37/4	2037	**	1	\$12,900	
			Extent : N/A, Area A	ffected :	30%			
	Location							
Cr D II		on: 1 Oj .	2 Is An Older Unit.		* *	1	<b>#12.000</b>	
Steam Boiler	50%	T		2049		1	\$12,900	
	Location		Extent : N/A, Area A	jjeciea :	30%			
			a 2 Boilers Installed	In 2020				
Distribution	Блринин	on . 1 Oj .	2 Botter's Instatted	In 2020.				
Steam Piping/Pump	100%			2032	\$204,400			
zwim riping rump		allation, E	Extent : N/A, Area A		· ·			
					With Newer Boiler	:		
Terminal Devices								
Convector/Radiator	100%			2030	\$208,700	1	\$8,400	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2027	\$19,300	1		
No Component	80%							
Terminal Devices	50/			2022	Φ <b>7</b> 000	1	<b>#400</b>	
Fan Coil - 2 Pipe	5%			2032	\$7,800	1	\$400	
No Component	95%							
Heat Rejection Air Cooled Condenser	5%	Now	\$400	2032	\$700	2	\$700	
Unit	370	NOW	\$400	2032	\$700	2	\$700	
Omt	Other Obse	rvation F	Extent : N/A, Area A	ffected ·	30%			
			d By Fire Escape S		20,0			
			•		d Missing Insulatio	n.		
No Component	95%		7 0					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,600	
Exhaust Fans								
Roof	99%	Now	\$4,900	2032	\$49,000	2	\$600	
	-	-	nt : Moderate, Ared	a Affecte	d : 15%			
	Location	: Roof. 3 I	Defective Fans.					
Wall Unit	1%			2032	\$100	2		
			Extent : N/A, Area A	ffected :	100%			
			nt Child Care					
	Explanati	on : 2 Un	its.					
Plumbing								
H/C Water Piping	1000/			2020	¢225 000	1		
Galvanized Steel	100%			2030	\$325,800	1		

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 #: 1944

Mechanical	Current Repair	Futur	uture Replacement Main		aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater With Tanks						
Gas Fired	100%	2031	\$50,000	2		
	Other Observation, Extent : N	/A, Area Affected :	100%			
	Location : Boiler Room					
	Explanation: 3 Units Install	led In 2014.				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Not Accessible	100%					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : N		100%			
	Location: Basement To 6th	Floor				
	Explanation: 2 Units.					
Fire Suppression						
Sprinkler						
Generic	100%	2052	* *	1-2	\$7,300	
Chemical System						
No Component	95%					
Generic	5%	2027	\$4,000	1-3	\$4,000	

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)
Address : 99-103 STOCKHOLM STREET @CENTRAL AVENUE

Borough : BROOKLYN Agency's Number : FK28
Program / Asset # : DHS0085.000 / 4457 Yr Built/Renovated : 1923 / 2012

Area Sq Ft : 55,000 Project Type : HOMELESS SERVICES

Date of Survey : 04-Jun-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 3243 Lot : 46 BIN : 3073773

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$296,600	
Interior Architecture	\$72,700	\$770,300
Electrical		\$945,100
Mechanical	\$108,000	\$675,000
Total	\$477,200	\$2,390,400
Importance Code A	\$353,700	\$570,800
Importance Code B	\$50,900	\$1,819,600
Importance Code C	\$72,700	
Total	\$477,200	\$2,390,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$44,500	\$19,600		
Interior Architecture	\$90,700	\$16,100		\$3,600
Electrical	\$1,300	\$1,600	\$1,600	\$1,100
Mechanical	\$15,700	\$21,200	\$11,100	\$4,500
Site Pavements	\$1,200			
Total	\$153,500	\$58,500	\$12,800	\$9,200
Importance Code A	\$44,500	\$22,500	\$2,700	\$2,700
Importance Code B	\$94,900	\$36,000	\$10,000	\$6,500
Importance Code C	\$14,100			
Total	\$153,500	\$58,500	\$12,800	\$9,200



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 #: 4457

Architecture	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls	450/ 31	<b>#102.700</b>	LIDE	ىك بك	-	<b>#27</b> 000	
Masonry: Brick	45% Now	\$103,700	LIFE	**	5	\$25,800	
	Cracking/Crumbling,				4		
	Location : Along Sto			_	it		
	Water Penetration, Ex Location : 4th Floor						
				venue **		00.100	
Masonry: Limestone	5% Now	\$22,000	LIFE		5	\$2,100	
	Cracking/Crumbling,		га Ајјестеа	: 10%			
	Location: Througho		2027	ale ale		<b>D2.7.</b> 000	
Stucco Cement	50% Now	\$79,200	2035	**	5	\$35,800	
	Cracking/Crumbling,			ctea : 15%			
Windows	Location: West And	і зошн зійе Ој Биі	iaing				
Windows Aluminum	100% Now	\$113,700	2046	* *	5	\$6,100	
Alummum	Air Infiltration, Exten	· ·			3	\$0,100	
	Location : Through		nijjecica .	3070			
Parapets							
Masonry: Brick	65%		LIFE	* *	5	\$6,100	
•	Other Observation, E.	xtent : Light, Area	Affected : I	100%			
	Location : Areaway.	s And Interior Fac	е				
	Explanation: Stucce	o On Brick					
Masonry: Sandstone	35% Now	\$22,500	LIFE	* *	5	\$4,100	
	Cracking/Crumbling,	Extent : Light, Are	ea Affected	: 10%			
	Location : Through	out					
Roof							
Modified Bitumen	95%		2035	* *	10	\$19,600	
Skylight, Metal/Glass	5%		2050	* *	10	\$3,400	
nterior Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$6,200	
Ceramic Tile	10% Now	\$6,300	2039	* *	5	\$2,900	
Ceranne The	Cracking/Crumbling,	•		. 10%	3	Ψ2,700	
	Location : Toilets Th						
Quarry Tile	5%		2043	* *	5	\$4,300	
Vinyl Tile	50% Now	\$38,500	2030	\$770,300	3	\$10,700	
· <i>y</i> <del></del>	Cracking/Crumbling,			•		+10,700	
	Location : Apartme						
	Patching Evident, Ext	tent : Light, Area A	ffected : 10	0%			
	Location : Apartmen	nts Throughout					
Wood	30%		2045	* *	5	\$32,100	

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 #: 4457

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile		Now	\$72,700	2039	* *	5	\$13,500	
	_	Crumbling, 1 : Toilets T	Extent : Moderate hroughout	, Area A <u>j</u>	ffected : 15%			
Gypsum Board	60%			LIFE	* *	5	\$48,700	
Plaster	20%	Now	\$12,900	LIFE	* *	5	\$8,100	
	Location	: Apartme	Extent : Moderate nts 4g And 4h xtent : Moderate, A		•		. ,	
			nts 4g And 4h	00				
Ceilings								
Plaster	100%	Now	\$33,000	LIFE	* *	5	\$34,700	
	0	_	Extent : Severe, An at Mechanical Room		ted : 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								
Cast in Place Concrete	100%	4+	\$1,200	2043	* *			
	_	Crumbling, 1 : Through	Extent : Light, Are out	a Affecte	ed : 10%			

ectrical	Current Repair	Future Rep	acement	M	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$200	
	Other Observation, Extent : Ligh	nt, Area Affected : 100%	6			
	Location : Electrical Room					
	Explanation: One 400 Ampere	And Two 200 Ampere	Main Disco	nnect Sw	itches	
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		

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 #: 4457

Electrical	Current Repair	Future	ture Replacement Maintenance		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2035	* *	5	\$400	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	
Lighting						
Interior Lighting						
Fluorescent	25%	2030	\$204,300	10	\$12,600	
	T-12 Lamps And Fixtures, Exten					
	Location: Offices, Basement, I	Hallway And Stai	rway			
Incandescent	75%	2030	\$678,100	2	\$900	
Egress Lighting						
Emergency, Battery	50%	2030	\$45,100	10	\$6,600	
Exit, Service	50%	2030	\$11,600	1		
Exterior Lighting						
HID	25%	2030	\$62,700	10		
	Other Observation, Extent : Light Location : Roof	ht, Area Affected :	100%			
	Explanation : Operated Via Tir	ner And Photocel	11			
No Component	75%					
Alarm						
Security System						
No Component	90%					
Generic	10%	2035	* *	1	\$2,100	
Fire/Smoke Detection					-	
No Component	70%					
Generic, Digital	30%	2035	* *	1-3	\$10,200	

<b>Nechanical</b>	Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating							
Energy Source							
Natural Gas	100%		2040	* *	1		
Conversion Equipment							
Hot Water Boiler	100% Now	\$57,100	2028	\$570,800	1	\$24,500	
	Controller Not Worki	ng, Extent : Severe,	Area Af	fected : 20%			
	Location : Automat	ic Temperature Cor	itrols In	Boiler Room			
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location : Boiler Re	oom					
	Explanation: 5 Gas	s Fired Modular Ho	ot Water	Boiler At 300,000	BTU Per	Hour Each	
Distribution							
Hot Wtr Piping/Pump	100%		2038	* *	4	\$2,700	
Terminal Devices							
Convector/Radiator	100%		2035	* *	1	\$17,800	

Air Conditioning

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 #: 4457

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Window/Wall Unit	25%			2025	\$50,900	1		
No Component	75%							
Ventilation								
Distribution							***	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,700	
Exhaust Fans	1000/			• • • •	4404400	_	<b>4. -</b> 00	
Roof	100%			2030	\$104,200	2	\$1,700	
Plumbing								
H/C Water Piping	1000/			2025	* *	1		
Galvanized Steel	100%			2035	7- 7-	1		
Water Heater With Tanks	1000/			2025	¢1.6.700	2		
Gas Fired	100%	umation E	ctent : Light, Area	2025	\$16,700	2		
		ervation, Ex : Boiler Ro	-	Ајјестеа	. 100%			
			om Inits At 100 Gallor	na Each				
Sanitary Piping	Ехріанан	on . Two C	mus Ai 100 Gailor	is Euch				
Cast Iron	100%	Now	\$13,500	LIFE	* *	1		
Cast Iron	100,0	1.0	Moderate, Area A		10%	1		
			Ceiling In The Re					
Storm Drain Piping	Location	. Busemeni	cening in The Re	ur Oj 11	ic Bunaing			
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070			LIIL		1		
Non-Submersible	100%			2030	\$10,800	4	\$1,200	
Fixtures	100/0			2030	φ10,000		Ψ1,200	
Generic	100%							
Fire Suppression	100/0							
Sprinkler								
No Component	95%							
Generic	5%			2040	* *	1-2	\$800	

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : THIRD STREET SHELTER

Address : 8 EAST 3RD STREET BTWN BOWERY - 2ND AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 68,747 Project Type : HOMELESS SERVICES

Date of Survey : 17-Sep-2020 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,5,Mez

Block : 458 Lot : 11 BIN : 1006546

CAPITAL	FY 2024 - 2027	FY 2028 - 2033		
Exterior Architecture	\$455,600	\$148,100		
Interior Architecture	\$629,000	\$2,209,500		
Electrical	\$312,800	\$748,900		
Mechanical	\$94,400	\$3,661,900		
Total	\$1,491,800	\$6,768,400		
Importance Code A	\$455,600	\$148,100		
Importance Code B	\$1,036,200	\$6,620,300		
Total	\$1,491,800	\$6,768,400		

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$35,300	\$12,100		\$41,900
Interior Architecture	\$107,900	\$5,100	\$1,200	\$19,200
Electrical	\$10,100	\$7,100	\$7,300	\$19,600
Mechanical	\$96,600	\$28,400	\$23,100	\$93,000
Site Enclosure	\$7,400			
Site Pavements	\$11,700			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$286,900	\$70,500	\$49,400	\$191,400
Importance Code A	\$42,100	\$18,900	\$6,800	\$48,800
Importance Code B	\$198,000	\$51,600	\$41,400	\$142,600
Importance Code C	\$46,700		\$1,200	
Total	\$286,900	\$70,500	\$49,400	\$191,400



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 #: 1956

rchitecture		Current	Repair	Futur	e Replacement	M	aintenance			
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
terior										
Exterior Walls										
Cast Stone/Terra Cotta		Now	\$136,900	LIFE	**	5	\$68,800			
	_	Crumbling 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%					
Masonry: Brick	90%	Now	\$318,700	LIFE	* *	5	\$79,300			
•	Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 25%									
	Location : Walls Facing Courtyard, Bulkhead									
		Spalling, Extent : Moderate, Area Affected : 20%  Location : Walls Facing Courtyard, Bulkhead								
			: Moderate, Area A		20%					
			cing Courtyard, Bi							
Windows			<u> </u>							
Aluminum	95%			2040	* *	5	\$3,400			
Steel	5%	Now	\$7,800	2057	* *	5	\$1,100			
	Corrosion	/Rusting, E	xtent : Moderate, A	lrea Affe	cted : 25%					
	Location	: Stairs								
	Deteriorated Finish, Extent: Moderate, Area Affected: 50%									
	Location: Stairs									
			, Extent : Moderate	, Area A	ffected : 50%					
	Location	: Stairs								
Parapets	• • •				di di	_	<b>4.5</b> 00			
Cast Stone/Terra Cotta	3%		<b>#25.5</b> 00	LIFE	* *	5	\$1,500			
Masonry: Brick		Now	\$27,500	LIFE	**	5	\$4,500			
			od, Extent : Moder	ate, Area	a Affected : 10%					
		: Parapet	waii		di di		<b>* * * * * * * * * *</b>			
Metal Panel	2%			2052	* *	5	\$500			
Metal Rail	15%			2045	* *	5-10	\$17,200			
Metal: Cage/Fence	10%			2037	* *	5-10	\$4,900			
Roof Cast in Place Concrete	3%			LIEE	* *					
Modified Bitumen	3% 92%			LIFE 2037	* *	10	\$38,700			
Skylight, Plastic	92% 5%			2037	* *	10	\$30,700			
Skyngm, Flashe	_	ervation I	Extent : N/A, Area A			1				
		ervanon, 1 1 : Skylight	мын . 14/л, лген л	усски.	100/0					
			red With Roof Mem	hrane						
erior	zp.u.iu									

Interior

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 #: 1956

Architecture	С	urrent R	epair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors	100/	. +	<b>015</b> 000	TIPE	* *	_	<b>#22.400</b>	
Cast in Place Concrete	10%		\$17,000	LIFE		5	\$22,400	
			Extent : Moderate		jectea : 25%			
			Room In Basement		J. 250/			
	-		nt : Moderate, Are Room In Basement					
Magaia Tila	5%	noruge	toom in Basemeni		* *		\$12.900	
Mosaic Tile		Now	¢72.600	2037 2037	* *	5 5	\$12,800	
Quarry Tile			\$73,600			3	\$3,800	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 50% Location: Kitchen							
	Cracking/Crumbling, Extent: Severe, Area Affected: 50%							
	Location: I	_	Extent : Severe, 11	100 H	. 5070			
			od, Extent : Moder	ate. Area	Affected · 50%			
	Location : I		, 2	, 11, 00.	1199 000000 1 0 0 7 0			
Vinyl Tile	80%	0-2	\$44,200	2032	\$2,209,500	3	\$30,700	
vinyr riic			Extent : Light, Are			5	Ψ20,700	
	Location : T	_	_	55				
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$2,500	
Gypsum Board	15%			LIFE	* *	5	\$4,400	
Plaster	80% 1	Now	\$46,700	LIFE	* *	5	\$11,800	
	Cracking/Crumbling, Extent: Light, Area Affected: 10%							
	Location : T	Througho	ut					
			tent : Light, Area	Affected .	10%			
	Location : T	Througho	ut					
Ceilings								
AcousTileSusp.Lay-In	10%			2045	* *	5	\$10,200	
AcousTileSusp.Lay-In	5%	. +	Φ <b>Ξ 4</b> 000	2037	* *	5	\$5,100	
Exposed Struc: Concrete		Now	\$74,900	LIFE		5	\$1,600	
	Location : I		Extent : Moderate	, Area A <u>j</u>	fected : 20%			
			om 1t, Extent : Severe,	1400 16	Footod , 50/			
	Location : E			, ягеи яз	eciea . 570			
			Extent : Moderat	o Aron A	ffected : 20%			
	Location : I			c, 111 cu 11	jjeciea . 2070			
			: Severe, Area Affe	ected · 50	10%			
	Location : E			. 50	, 0			
Exposed Struc: Steel	5% 1	Now	\$480,600	LIFE	* *			
Exposed Struc. Steel					Affected · 50%			
	Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Space Below Ramp At West Side							
			tent : Severe, Area		l· 100%			
		_	low Ramp At West					
Plaster	70%	-		LIFE	* *	5	\$44,800	
te Enclosure	-			<u> </u>		· ·	. , ,- ,-	
Fence/Gates								
Chain Link	100%			2052	* *			

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 #: 1956

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%	2-4	\$7,400	2052	* *			
	U	0.	Extent : Moderate Stair To Basement		ffected : 5%			
Masonry: Brick	50%			2052	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			
Activity Yard								
Cast in Place Concrete	100%	Now	\$11,700	2045	* *			
	Cracking/	Crumbling,	Extent : Severe, Ar	rea Affec	rted : 40%			
	Location	: Side Yar	d Area					

	Current Re	epair	Futur	e Replacement	M	aintenance	
% of I Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%			2032	\$24,700	5	\$300	
Other Obse	rvation, Ex	tent : Light, Area	Affected	: 100%			
Location:	Electrical	Room In Sub-Bas	ement				
Explanation	on : One 10	600 Ampere Main	Disconn	ect Switch			
100%			2032	\$158,800	5	\$300	
100%			2032	\$113,200	1		
5%			2031	\$4,400	5	\$100	
95%			2031	\$83,300	5	\$1,700	
50%	2-4	\$84,900	2057	* *	1		
Insulation A	lged, Exten	t : Moderate, Are	a Affecte	d: 100%			
Location:	Throughor	ut The Building					
50%			2032	\$84,900	1		
100%			2030	\$202,600	5	\$500	
100%			LIFE	* *	5	\$1,000	
						•	
100%			2030	\$13,400	1	\$21,200	
	100% Other Obse Location : Explanation 100%  100%  50% Insulation : 50%  100%  100%	% of Fail Date Total (Years)  100% Other Observation, Ex Location: Electrical Explanation: One 16 100%  100%  5% 95%  50% 2-4 Insulation Aged, Exten Location: Throughor 50%  100%	Total (Years)  100% Other Observation, Extent: Light, Area Location: Electrical Room In Sub-Bas Explanation: One 1600 Ampere Main 100%  100%  5% 95%  50% 2-4 \$84,900 Insulation Aged, Extent: Moderate, Area Location: Throughout The Building 50%  100%	% of Total         Fail Date (Years)         Estimated Cost (Year FY)         Year FY           100%         2032           Other Observation, Extent : Light, Area Affected Location : Electrical Room In Sub-Basement Explanation : One 1600 Ampere Main Disconn         2032           100%         2032           5%         2031           95%         2031           50%         2-4         \$84,900         2057           Insulation Aged, Extent : Moderate, Area Affected Location : Throughout The Building         2032           100%         2030           100%         LIFE	Nof Total   Cyears   Stimated Cost   Year   Estimated Cost   Total   (Years)   Year   Estimated Cost   Total   (Years)   Year   FY   Estimated Cost   FY   Estimated Cost   FY   Standard Cost   FY   Standard Cost   FY   Standard Cost   S	Nof   Fail Date   Estimated Cost   Year   FY   Estimated Cost   Cycle   (Yrs)	No of Total   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   (Yrs)

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** THIRD STREET SHELTER

Asset #: 1956

Electrical	Current Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Generators	1000/	• • • •	0106100		00000	
Diesel	100%	2028	\$106,100	1	\$26,600	
	Other Observation, Extent: Light, Area		: 100%			
	Location: Generator Room In Sub-Ba	sement				
D. H	Explanation: One 200 Kilowatts					
Batteries Lead/Acid	100%	2024	\$2,400	5	\$2,500	
Fuel Storage	10070	2024	\$2,400		\$2,300	
Day Tank	50%	2031	\$12,500	5		
Day Talik	Other Observation, Extent : Light, Area			3		
	Location: Generator Room In Sub-Ba		. 100/0			
	Explanation: One 50 Gallons	semeni				
Main Tank	50%	2035	* *	5		
wani tank	Other Observation, Extent : Light, Area		. 100%	3		
	Location: Sub-basement	21)) cereu	. 100/0			
	Explanation: One 275 Gallons					
ighting						
Interior Lighting						
Fluorescent	88%	2037	* *	10	\$55,500	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	2%	2037	* *	10	\$1,300	
	Other Observation, Extent : Light, Area	Affected	: 100%		. ,	
	Location : Stairway					
	Explanation: Compact Fluorescent Le	amps				
Fluorescent	10%	2027	\$102,200	10	\$6,300	
	T-12 Lamps And Fixtures, Extent : Light				40,200	
	Location : Sub-basement		V			
Egress Lighting						
Emergency, Service	10%	2027	\$4,100	1		
Emergency, Service	50%	2037	* *	1		
Exit, Service	30%	2027	\$8,700	1		
Exit, Service	10%	2037	* *	1		
Exterior Lighting						
HID	20%	2027	\$62,700	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2037	* *	1	\$5,100	
Fire/Smoke Detection	·					
No Component	70%					
Generic, Digital	30%	2037	* *	1-3	\$12,700	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Throughout The Building		_			
	Explanation: Pull Box Station, Strobe	s, Bell, H	torn, Smoke Detect	or And F	ire Alarm Panel	

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.

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

Asset #: 1956

Mechanical		Current R	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source	1000/			20.42		-	<b>#21 2</b> 00	
Fuel Oil No 2	Location	: Basement	xtent : Light, Area t unks 10,000 Galloi		**: 100%	5	\$21,300	
Conversion Equipment								
Steam Boiler	Location	ervation, E : Sub-base ion : 3 Unit		2045 Affected	**: 100%	1	\$68,100	
Distribution								
Central Plant Steam Piping/Pmp	100%		\$94,400	2042	* *	4	\$3,400	
		Extent : Se : Basement	vere, Area Affected t	d : 50%				
Terminal Devices								
Convector/Radiator	100%			2030	\$549,000	1	\$22,200	
Air Conditioning								
Energy Source	1000/			2040	* *	1		
Electricity	100%			2040		1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	50%			2030	\$547,000	2	\$2,100	
Treating/Cooling		-	ent : Light, Area A And 4th Floor	lffected :	15%			
Split Unit	10%			2037	* *			
1	Other Obse	ervation, E: : 2nd Floor	xtent : Light, Area r		: 10%			
	Explanat	ion : 1 Uni	t In Medical Roon	ı				
Window/Wall Unit	10%			2027	\$25,400	1		
No Component	30%							
Heat Rejection Air Cooled Condenser Unit	100%			2037	* *	2	\$47,900	
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$3,800	
No Component	90%							
Exhaust Fans	100/			2027	¢12 000	2	<b>#200</b>	
Roof	10%			2027	\$13,000	2	\$200	
Wall Unit	15% 75%			2032	\$4,300	2	\$300	
No Component	1370							

Plumbing

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 #: 1956

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
H/C Water Piping Brass/Copper	50%		2032	\$431,200	1		
Galvanized Steel	50% Now Corroded, Extent : S	**		\$428,600	1		
IIIVII 4E 1	Location : Sub-bas	ement And Water M	iain				
HW Heat Exchanger Steam Fired	100%		2032	\$324,700	4	\$10,200	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100% 0-2 Corroded, Extent : M	**	LIFE cted: 10%	**	1		
	Location : Sub-bas	ement					
Sump Pump(s) Non-Submersible	100%		2042	* *	4	\$1,500	
Backflow Preventer Generic	100%		2040	* *	1	\$4,200	
Fixtures Generic	100%						
Vertical Transport Elevators							
Geared Traction	100% Other Observation, I	Extent : Light Area	LIFE Affected	**			
	Location: 1 Unit F	From Sub-Basement sement To 1st Floor			Basemen	t To 6th Floor, 1	
Fire Suppression							
Standpipe Generic	100%		2032	\$309,200	1-5	\$34,700	
Sprinkler Generic	100% Now Corroded, Extent : S Location : Baseme		2032 l : 20%	\$928,500	1-2	\$16,700	
Fire Pump							
Generic	100% Now Corroded, Extent : S Location : Baseme		2028 d : 10%	\$64,100	1	\$11,600	
Chemical System	1000/		2020	<b>#</b> 50.500	1.2	ФОО ООО	
Generic	100%		2030	\$79,700	1-3	\$80,900	

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : UNIVERSITY AVE. FAMILY RESIDENCE

Address : 1041-51 UNIVERSITY AVENUE @W. 165 STREET

Borough : BRONX Agency's Number : FB26

Area Sq Ft : 65,000 Project Type : HOMELESS SERVICES
Date of Survey : 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 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$559,700	\$476,200
Interior Architecture	\$443,100	\$140,700
Electrical		\$1,035,500
Mechanical	\$304,600	\$1,013,600
Total	\$1,307,500	\$2,665,900
Importance Code A	\$559,700	\$476,200
Importance Code B	\$587,900	\$2,115,300
Importance Code C	\$159,900	\$74,400
Total	\$1,307,500	\$2,665,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$101,000			
Interior Architecture	\$78,300	\$9,400	\$1,000	\$3,600
Electrical	\$2,200	\$2,300	\$1,800	\$2,200
Mechanical	\$59,700	\$29,900	\$12,700	\$7,100
Site Pavements	\$3,700			
Total	\$244,900	\$41,600	\$15,500	\$12,900
Importance Code A	\$104,200	\$3,400	\$3,200	\$3,200
Importance Code B	\$96,900	\$38,200	\$12,300	\$9,700
Importance Code C	\$43,800			
Total	\$244,900	\$41,600	\$15,500	\$12,900



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

rchitecture	Current Repair	Future Replacement Maintenance				
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior						
Exterior Walls	50/ 4: 05/600		_	<b>#2.5</b> 00		
Masonry: Brick	5% 4+ \$5,600	LIFE **	5	\$3,500		
	Vertical Cracks, Extent : Moderate, Area Location : Front Facade	а Ајјества : 5%				
	Water Penetration, Extent: Moderate, A	Iraa Affactad : 100/				
	Location: Bulkheads A And B	rea Affectea . 1070				
Metal Panel	2% Now \$1,800	2050 **	5	\$2,600		
Wictai i alici	Deformed/Dented, Extent: Severe, Area		J	Ψ2,000		
	Location: Throughout	19,000000 . 10,0				
Pre-Cast Concrete	3% Now \$7,400	LIFE **	5	\$6,800		
	Water Penetration, Extent : Severe, Area			,		
	Location: Throughout					
Stucco Cement	90% Now \$345,100	2035 **	5	\$78,000		
	Cracking/Crumbling, Extent : Severe, A.	rea Affected : 20%				
	Location : Throughout					
Windows						
Aluminum	95% 4+ \$138,200	2046 **	5	\$14,800		
	Air Infiltration, Extent : Moderate, Area	Affected: 90%				
	Location: Throughout					
	Ctrwt/Balnc Not Funct, Extent : Severe,	Area Affected : 60%				
	Location: Throughout					
Metal Clad	5% 4+ \$76,400	2055 **	5	\$4,900		
	Bent/Warped Elements, Extent: Severe,	Area Affected : 25%				
	Location: Stairs	100 / 1 500/				
	Deteriorated Finish, Extent : Severe, Ar Location : Stairs	ea Affectea : 50%				
	Thermally Inefficient, Extent: Moderate	Area Affacted : 50%				
	Location: Stairs	e, Area Affectea . 50/0				
Parapets	Location : States					
Pre-Cast Concrete	5% Now \$1,200	LIFE **	5	\$1,900		
	Joint Mortar Miss/Erod, Extent : Moder			4-,,		
	Location : Coping					
	Open Joints, Extent : Moderate, Area Aj	fected : 25%				
	Location : Coping					
	Other Observation, Extent : Light, Area	Affected : 100%				
	Location : Parapet Wall Coping Stone	S				
	Explanation: Covered With Metal Par	ı Coping				
Stucco Cement	95% Now \$34,500	2035 * *	5	\$7,400		
	Cracking/Crumbling, Extent : Moderate	, Area Affected : 20%				
	Location: Throughout Sub-basement					
	Water Penetration, Extent: Moderate, A					
	Location: Throughout, Gas Meter Roc					
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Parapet Wall	a ala				
	Explanation: Covered With Metal Par	ieis				

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

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date E Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof								
Modified Bitumen	95% N	Jow	\$39,800	2030	\$398,200			1
Wodified Bituilleii	Water Penetro	ation, Exte	nt : Severe, Area Bulkhead, Build	Affected				1
Skylight, Metal/Glass	Location : S Other Observa Location : R	ution, Exte tairs A An ation, Exte 200f Of Bu	ent : Light, Area	Affected .				
nterior	•							
Floors								
Carpet	2%			2029	\$33,600	3	\$2,900	
Cast in Place Concrete	Water Penetro Location : S	ub-baseme ation, Exte ub-baseme	ent : Severe, Arec ent			5	\$10,600	
Ceramic Tile	10% N Cracking/Cru	Now mbling, E	\$10,700 stent : Severe, Ar om On First Flo		* * ed : 25%	5	\$4,900	
Quarry Tile	3%			2035	* *	5	\$4,400	
Vinyl Tile	30% N Cracking/Cru Location : T	mbling, E	\$15,700 stent : Severe, And Stat Floor	2035	* * ed : 10%	3	\$10,900	
Wood	50%	0-2 Finish, Ex	\$283,200 tent : Moderate,	2045 Area Affe	* * ected : 30%	5	\$45,600	
Interior Walls								
Ceramic Tile	Location : B	ng Elemen Basement ( Surface, E	\$159,900 ts, Extent : Sever Corridors Extent : Severe, A			5	\$2,500	
Ceramic Tile	8%			2039	* *	5	\$19,800	
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,000	
Gypsum Board	50% N	low	\$33,900	LIFE	* *	5	\$74,400	
J1		mbling, E	ctent : Severe, Ai		ed : 10%		,	
	35%			LIFE	* *	5	\$26,000	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2035	* *	5	\$14,500	
Exposed Struc: Concrete	5%			LIFE	* *	5	\$800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	55%			LIFE	* *	5	\$66,300	
Plaster	20%			LIFE	* *	5	\$12,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,700	2043	* *			
(	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 2%			
	Location	: Universi	ty Avenue At Front	Entry				
On-Site Walkways								
Cast in Place Concrete	95%			2043	* *			
Pavers/Stone	5%			2039	* *			

Electrical	Current Repair	nt Repair Future Replacem		ent Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$300	
	Location: Electrical Room	Light, Area Affected : 100% n Basement Ampere And One 800 Ampere		connect S	witch	
Switchgear / Switchboard		•				
Fused Disc Sw	100%	2040	* *	5	\$300	
Raceway						
Conduit	100%	2040	* *	1		
Panelboards						
Fused Disc Sw	5%	2038	* *	5	\$100	
Molded Case Bkrs	95%	2038	* *	5	\$1,600	
Wiring						
Thermoplastic	100%	2040	* *	1		
Motor Controllers						
Locally Mounted	100%	2035	* *	5	\$400	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	

Lighting

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

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	65%	2030	\$627,800	10	\$38,800	
	Compact Fluorescent Light, Location : Apartment Unit	_	Affected : 100%			
Fluorescent	15%	2030	\$144,900	10	\$8,900	
	T-9 Lamps And Fixtures, Ext Location: Apartment Unit	0 00	ected : 100%			
Fluorescent	10%	2030	\$96,600	10	\$6,000	
riuorescent	T-8 Lamps And Fixtures, Ext			10	\$0,000	
	Location : Offices, Electric	0 00				
LED	10%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2030	\$53,300	10	\$7,800	
Exit, Service	30%	2030	\$8,200	1		
Exit, Service	20%	2038	* *	1		
Exterior Lighting						
HID	20%	2030	\$59,200	10		
HID	10%	2038	* *	10		
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$7,300	
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2030	\$49,100	1-3	\$12,400	

Mechanical	Current Rep	air	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source								
Natural Gas	100%		2040	* *	1			
Conversion Equipment								
Hot Water Boiler	100%		2047	* *	1	\$32,100		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Sub-cellar							
	Explanation: 1 Unit							
Distribution								
Hot Wtr Piping/Pump	100% 0-2	\$27,800	2029	\$138,800	4	\$3,200		
1 5 1	Corroded, Extent: Moderate, Area Affected: 40%							
	Location : Sub-cellar A	nd Cellar						

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

Mechanical		Current Repair Future Replacement			М			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Terminal Devices								
Convector/Radiator	Location Not in Sen	, Extent : M n : Sub-cell	\$103,800 loderate, Area Affed ar, Cellar And Varid t : Moderate, Area Locations	ous Floo	rs	1	\$18,900	
Air Conditioning								
Energy Source Electricity	100%			2038	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	20%	0-2	\$200,800	2028	\$200,800	2	\$600	
	Location R-22 Refr	n : Sub-cella igerant, Ex	t : Moderate, Area ar And Cellar tent : Light, Area A ar And Cellar					
**** 1 /*** 11 *** 1.			ar Ana Cenar	2025	<b>#12</b> 000			
Window/Wall Unit No Component	5% 75%			2025	\$12,000	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%	1		LIFE	* *	2-5	\$36,200	
Exhaust Fans	200/			2020	<b>476300</b>	2	<b># 100</b>	
Interior	20%		#10 <b>5</b> 00	2030	\$56,300	2	\$400	
Roof	80% Not in Ser Location	vice, Exten	\$19,700 t : Moderate, Area	2030 Affected	\$98,500 : 70%	2	\$1,300	
Plumbing								
H/C Water Piping Brass/Copper	100%	ı		2040	* *	1		
Water Heater With Tanks  Gas Fired	100%	ı		2028	\$16,700	2		
Sanitary Piping  Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron			\$4,500 : Moderate, Area A -a, 5-f	LIFE Iffected :	* *	1		
Sump Pump(s) Submersible	100%		· <i>U</i>	2024	\$2,000	1	\$2,100	
Backflow Preventer	100%	·		2024	\$2,000	4	\$2,100	
Generic Generic	100%			2030	\$28,400	1	\$4,000	
Fixtures	10070				\$20,100		<b>\$ 1,000</b>	
Generic	100% Obsolete		ctent : Severe, Area	Affected	! : 30%			
		n : Various		00				

#### Fire Suppression

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

Mechanical	Curr	ent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ers)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Standpipe							
Generic	100%		2040	* *	1-5	\$32,800	
Sprinkler							
No Component	95%						
Generic	5%		2040	* *	1-2	\$900	
Chemical System							
No Component	99%						
Generic	1%		2025	\$1,000	1-3	\$900	

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : URBAN FAMILY CENTER

Address : 130 BARUCH PLACE @ E. HOUSTON ST

Borough : MANHATTAN Agency's Number : FM07
Program / Asset # : DHS0073.000 / 4445 Yr Built/Renovated : 1941 / 2015

Area Sq Ft : 91,283 Project Type : HOMELESS SERVICES

Date of Survey : 20-Nov-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 325 Lot : 1 BIN : 1077594

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$2,162,200	\$316,600
Interior Architecture	\$403,500	\$3,257,800
Electrical	\$203,700	\$2,035,900
Mechanical	\$1,954,000	
Total	\$4,723,300	\$5,610,200
Importance Code A	\$2,473,000	\$316,600
Importance Code B	\$2,250,300	\$5,218,300
Importance Code C		\$75,400
Total	\$4,723,300	\$5,610,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$2,600	\$9,500		
Interior Architecture	\$78,100			\$14,500
Electrical	\$72,400	\$22,100		
Mechanical	\$5,400	\$28,100	\$15,000	\$13,100
Site Pavements	\$37,100			
Total	\$195,400	\$59,700	\$15,000	\$27,500
Importance Code A	\$46,800	\$18,500	\$9,000	\$9,000
Importance Code B	\$65,900	\$41,100	\$6,000	\$18,500
Importance Code C	\$82,800			
Total	\$195,400	\$59,700	\$15,000	\$27,500



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 URBAN FAMILY CENTER

Asset #: 4445

chitecture	Current	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
erior								
Exterior Walls								
Cast in Place Concrete	10% Now Cracking/Crumbling Location: Through		LIFE , Area Aj	** fected : 10%	5	\$75,700		
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling Location : Through	out	-		5	\$59,200		
	Diagonal Cracks, Ex Location : Through		ea Affeci	ted : 30%				
Masonry: Brick	80% Now Cracking/Crumbling Location: Through Joint Mortar Miss/En Location: Through	out rod, Extent : Moder	-		5	\$121,100	1	
	Loose Units, Extent : Location : Through	Severe, Area Affec	ted : 40%	6				
Stucco Cement	5%		2035	* *	5	\$18,900		
Windows								
Aluminum	95% Now Air Infiltration, Exter Location: Through		2046 Affectea	**	5	\$9,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Ctrwt/Balnc Not Fun Location: Through		ite, Area	Affected: 30%				
Metal Louvers	5% 0-2 Corrosion/Rusting, E Location : Through	-	2039 Affected	**				
Parapets	1000/			4.4	- 10	00000		
Metal: Cage/Fence	100%		2035	* *	5-10	\$86,800		
Roof Modified Bitumen	97%		2038	* *	10	\$60,600		
Skylight, Metal/Glass	3% Now Corrosion/Rusting, E Location: Bulkhea Glazing Broken/Crac Location: Bulkhea	ds, Throughout ked, Extent : Mode						
	Water Penetration, E Location : Bulkhea		rea Affe	cted : 10%				

Interior

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

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

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

#### DEPT. OF HOMELESS SERVICES - 071 URBAN FAMILY CENTER

Asset #: 4445

Architecture		Current l	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Floors	50/	4.1	ф11 200	LIEE	* *	-	<b>#14.000</b>		
Cast in Place Concrete	_	Crumbling,	\$11,300 Extent : Light, Are at Mechanical Room			5	\$14,900		
Ceramic Tile	10%	Now	\$75,100	2039	* *	5	\$6,800		
			, Extent : Moderate ms In Apartments	, Area A <u>j</u>	fected : 30%				
Vinyl Tile	85%	0-2	\$62,500	2030	\$3,126,500	3	\$43,500		
	Location Worn/Eroc	Cracking/Crumbling, Extent: Light, Area Affected: 5%  Location: Basement And 1st Floor Offices, Apartments Throughout  Vorn/Eroded, Extent: Light, Area Affected: 75%  Location: Basement And 1st Floor Offices, Apartments Throughout							
Interior Walls			00						
Cast in Place Concrete	10%			LIFE	* *				
Ceramic Tile	5%		\$48,200	2039	* *	5	\$9,000		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%  Location : Apartments Bathrooms Throughout							
Concrete Masonry Unit	5%			LIFE	* *	5	\$7,200		
Gypsum Board		Crumbling,	\$9,800 Extent : Light, Arents Throughout	LIFE ea Affecte	* * ed : 10%	5	\$21,500		
Plaster	Location Water Pen	Crumbling, 1 : Staircaso 1 etration, E	Extent : Moderate es Throughout xtent : Moderate, A es Throughout			5	\$75,400		
Ceilings			<del>-</del>						
AcousTileSusp.Lay-In	10%			2043	* *	5	\$12,800		
Gypsum Board			\$8,700 Extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$32,000		
Plaster	70% Cracking/ Location Water Pen	Now Crumbling, 1: Bulkhea	\$265,900 Extent : Moderate ds extent : Moderate, A			5	\$55,900		
Site Enclosure									
Fence/Gates									
Iron Picket		ted Finish,	Extent : Light, Areo out Main Entrance		* * d : 50%				
Retaining Walls  Cast in Place Concrete  Site Pavements	100%	·		2065	* *				

Site Pavements

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 URBAN FAMILY CENTER**

Asset #: 4445

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

Public Sidewalk

Cast in Place Concrete 100% Now \$12,300 2043

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

Location: West Side Of Building

Misaligned/Bulging, Extent: Moderate, Area Affected: 5%

Location: West Side Of Building

Tripping Hazard, Extent: Moderate, Area Affected: 5%

Location: West Side Of Building

On-Site Walkways

Cast in Place Concrete

100%

\$24,700

2043

Sinking/Subsiding, Extent: Moderate, Area Affected: 10%

Location: Rear Alley

ectrical		Current Re	epair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
der 600 Volts									
Service Equipment						_			
Fused Disc Sw	100%	0-2	\$44,200	2060	* *	5	\$200		
			tent : Light, Area	Affected	: 100%				
		: Electrical							
	Explanat	ion : Two 80	00 Ampere Main I	Disconne	ct Switches. Enclos	sure Shov	ws Signs Of Rust.		
Switchgear / Switchboard									
Fused Disc Sw	100%	0-2	\$158,800	2060	* *	5	\$200		
			tent : Light, Area	Affected	: 100%				
		: Basement							
	Explanat	ion : Equipn	nent Shows Signs	Of Rust.					
Raceway									
Conduit	15%			2030	\$17,000	1			
Conduit	85%			2030	\$96,200	1			
Panelboards									
Fused Disc Sw	5%			2029	\$5,800	5	\$100		
Fused Disc Sw	10%			2029	\$11,700	5	\$200		
Molded Case Bkrs	15%			2038	* *	5	\$400		
Molded Case Bkrs	70%			2029	\$81,900	5	\$1,700		
Wiring									
Braided Cloth	10%	0-2	\$17,000	2055	* *	1			
		Insulation Aged, Extent : Light, Area Affected : 100%							
	Location	: Basement							
Thermoplastic	40%			2040	* *	1			
Thermoplastic	50%			2030	\$84,900	1			
Motor Controllers									
Locally Mounted	30%			2035	* *	5	\$200		
Locally Mounted	70%			2028	\$202,600	5	\$400		

Ground

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 URBAN FAMILY CENTER

Asset #: 4445

Electrical	Current Repair Future Replacement Maintenance		aintenance			
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground						
Grounding Devices						
Generic	100% 2-4	\$10,200 LIFE		5	\$1,300	
	Other Observation, Exter	ıt : Light, Area Affected	d : 100%			
	Location: Basement					
	Explanation: Corrodea	!				
Lighting						
Interior Lighting						
Fluorescent	100%	2030	\$1,356,400	10	\$83,700	
	Other Observation, Exter	ıt : Light, Area Affected	d : 100%			
	Location : Throughout					
	Explanation: Using T8	Lamps				
Egress Lighting						
Emergency, Battery	30%	2025	\$44,900	10	\$6,600	
Emergency, Battery	20%	2030	\$29,900	10	\$4,400	
Exit, Service	40%	2025	\$15,400	1		
Exit, Service	10%	2035	* *	1		
Exterior Lighting		_				•
HID	20%	2030	\$83,200	10	\$100	
No Component	80%					
Alarm						
Fire/Smoke Detection						
No Component	85%					
Under Construction	15%					

<b>l</b> echanical		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
Energy Source								
Interruptible Gas/Dual	100%	4+	\$122,700	2050	* *	1		
Fuel								
	Not in Serv	rice, Extent	: Moderate, Area	Affected	: 100%			
					Delivery System V			
	Huricane	Sandy, The	Facility Presently	v Operat	es On Temporary I	Fuel Sour	се	
Conversion Equipment	1000/	3.7	<b>#21</b> 0.000	2025			001 100	
Steam Boiler	100%	Now	\$310,800	2035	* *	1	\$81,400	
	0 -		vere, Area Affected					
		1 1	O	g Hurric	ane Sandy, The Fa	icility Pre	esently Operates	
			ating System. etent : Light, Area	Affactad	. 1000/			
		: Basement	-	Ајјестеи	. 100/0			
Distribution	Ехріапан	ion : 2 Unit	3					
Central Plant Steam	100%	4+	\$752.100	2050	* *	4	\$4.500	
	100%	4+	\$752,100	2050		4	\$4,500	
Piping/Pmp	On Extend	ad Lifa Ext	ent : Moderate, Ai	aa Affaa	ted : 100%			
		ea Lije, Exi : Througho		еи Ајјес	ieu . 100/0			
	Location	. 1 nrougho	ш					

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 URBAN FAMILY CENTER**

Asset #: 4445

<b>lechanical</b>	Current F	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating Terminal Devices Convector/Radiator	95% 4+ On Extended Life, Ex Location : Through		2043 Affected	**	1	\$25,200	
Fan Coil Unit/Heat	5%		2025	\$110,500	1	\$1,500	
ir Conditioning Energy Source Electricity	100%		2046	**	1		
Conversion Equipment Window/Wall Unit No Component	10% 90%		2028	\$33,800	1		
entilation Distribution	7070						
Ductwork/Diffusers No Component	20% 80%		LIFE	* *	2-5	\$10,200	
Exhaust Fans Roof No Component	10% 90%		2030	\$17,300	2	\$300	
lumbing H/C Water Piping Brass/Copper	100%		2040	* *	1		
HW Heat Exchanger Steam Fired	100% 4+ Not in Service, Extend Location : Basemen				4 e Sandy	\$9,000	
Sanitary Piping							
Cast Iron	90% Now Other Observation, E Location : Throuhg Explanation : Main	out	LIFE a Affected	* * ! : 100%	1		
Cast Iron	10% 0-2 Damaged, Extent: See Location: Through	\$67,400 evere, Area Affected		* * Defective Bath Tube	1 e Triple I	Lever Valves	
Storm Drain Piping Cast Iron	100% 4+ On Extended Life, Ex Location : Through	\$94,300 tent : Moderate, Ar	LIFE	* *	1		
Sump Pump(s) Non-Submersible	20% 0-2 Malfunctioning, Extending Location: Basemen			**	4	\$400	
Non-Submersible	80%	-	2025	\$14,300	4	\$2,300	
Backflow Preventer Generic	100%		2030	\$39,800	1	\$5,600	
Fixtures Generic	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.

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

#### DEPT. OF HOMELESS SERVICES - 071 URBAN FAMILY CENTER

Asset #: 4445

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Sprinkler							
No Component	70%						
Generic	30%		2040	* *	1-2	\$7,700	

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Address : 771-775 MACDONOUGH STREET

Borough : BROOKLYN Agency's Number : FK25
Program / Asset # : DHS0086.000 / 4458 Yr Built/Renovated : 1923 / 1990

Area Sq Ft : 45,000 Project Type : HOMELESS SERVICES

Date of Survey : 06-Jun-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 1498 Lot : 53 BIN : 3040227

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$64,100
Electrical	\$33,400	\$102,500
Mechanical		\$85,300
Total	\$33,400	\$251,900
Importance Code A		\$64,100
Importance Code B	\$33,400	\$187,800
Total	\$33,400	\$251,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$4,200	\$2,700	\$2,500	
Interior Architecture	\$17,000		\$1,200	
Electrical	\$34,200	\$3,200	\$900	\$1,200
Mechanical	\$29,300	\$45,300	\$6,800	\$3,700
Site Enclosure	\$600			
Total	\$85,200	\$51,200	\$11,500	\$4,900
Importance Code A	\$6,400	\$5,000	\$4,800	\$2,200
Importance Code B	\$68,500	\$46,200	\$6,800	\$2,600
Importance Code C	\$10,300	·	•	
Total	\$85,200	\$51,200	\$11,500	\$4,900



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 #: 4458

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	\$900	
Masonry: Brick	85%			LIFE	* *	5	\$15,200	
Metal Panel	5%			2050	* *	5-10	\$6,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,900	
Windows Aluminum	95%			2046	* *	5	\$5,100	
Metal Clad	93% 5%			2040	* *	5 5	\$1,700	
Parapets	3/0			2038			\$1,700	
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	\$800	2035	* *	5	\$1,800	
			xtent : Moderate, A		cted : 30%		, ,	
		: Through						
Roof								
Modified Bitumen	49%			2030	\$64,100	10	\$6,000	
Modified Bitumen	49%			2038	* *	10	\$6,000	
	Recent Re Location		ent, Extent : N/A, A	rea Affec	cted : 100%			
Skylight, Metal/Glass	2%	Now	\$3,400	2040	* *			
		aged Flash : Bulkhead	ings, Extent : Mod d	erate, Ar	rea Affected : 15%			
		etration, E. : Bulkhead	xtent : Light, Area . l	Affected	: 5%			
Interior Floors								
Carpet	5%			2029	\$28,700	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	2.50/			2020	ale ale	_	<b>#20.50</b>	
Ceramic Tile	25%			2039	* *	5	\$20,700	
Concrete Masonry Unit	20%			LIFE	* *	5	\$6,600	
Gypsum Board	50%			LIFE	**	5	\$24,800	
Masonry: Brick	1%			LIFE	* *			
Masonry: Fieldstone	4%			LIFE	* *			
Ceilings	0.50/			LIDD	* *	_	Ø2 F 400	
Gypsum Board	85%			LIFE	* *	5	\$35,400	
Plaster	15%			LIFE		5	\$3,100	
Site Enclosure Fence/Gates								
Fence/Gates Iron Picket	100%			2065	* *			
HOII FICKEL	100%			2003				

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 #: 4458

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%			2065	* *			
Masonry: Brick	50%	0-2	\$600	2040	* *			
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Area	ı Affected : 2%			
	Location	ı : Main En	try Ramp					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2035	* *			
Pavers/Stone	50%			2039	* *			
Activity Yard								
Rubber Matting	100%			2035	* *			

Electrical	Current Repai	r Future Rep	lacement	Maintenance					
System Component Type	% of Fail Date Esti- Total (Years)	mated Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit			
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2040	* *	5	\$200				
	Other Observation, Extent	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Roo	m							
	Explanation: One 400 A	mpere And Two 200 Ampere	Main Discon	nect Sw	itches.				
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					
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$700				

Lighting

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 #: 4458

Electrical	Current F	Repair	Future Replacement		M	Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	95%		2038	* *	10	\$39,200	
	Other Observation, E.		Affected	: 100%			
	Location : Throughout The Building						
	Explanation: T-8 Lamp Type Fixtures Installed In 2017.						
Fluorescent	5%		2025	\$33,400	10	\$2,100	
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: Basemen	t					
	Explanation: T-12 Lamp Type Fixtures In The Basement Area.						
Egress Lighting							
Emergency, Battery	50%		2030	\$36,900	10	\$5,400	
Exit, Service	50%		2030	\$9,500	1		
Exterior Lighting							
HID	50%		2030	\$102,500	10	\$100	
No Component	50%						
Alarm							
Security System							
No Component	90%						
Generic	10%		2038	* *	1	\$1,700	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30% Now	\$34,000	2040	* *	1-3	\$7,600	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Throughout The Building						
	Explanation: The F	ire Alarm System I	s Not Op	perational.			

Mechanical	Current Repair Future Replac		lacement	ment Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2050	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2035	* *	1	\$22,300	
	Other Observation, Extent : Light, Are	ea Affected : 100	%			
	Location : Boiler Room					
	Explanation: 3 Gas Fired Modular	Hot Water Boiler	s, Hydrother	m 720,00	00BTU/HR	
Distribution			·			
Hot Wtr Piping/Pump	100%	2038	* *	4	\$2,200	
Terminal Devices						
Convector/Radiator	100%	2035	* *	1	\$14,500	
Air Conditioning						
Energy Source						
Electricity	100%	2046	* *	1		

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 #: 4458

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning									
Conversion Equipment									
Window/Wall Unit	25%			2025	\$41,600	1			
No Component	75%								
Ventilation Distribution									
Distribution  Ductwork/Diffusers	50%			LIFE	* *	2-5	\$12,500		
No Component	50%			LIFE		2-3	\$12,300		
Exhaust Fans	3070								
Roof	100%	Now	\$25,600	2030	\$85,300	2	\$1,100		
222.2			nt : Severe, Area A			_	4-,		
	Location	i : Roof		-					
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2040	* *	1			
Water Heater With Tanks									
Gas Fired	100%			2029	\$16,700	2			
	Recent Installation, Extent: N/A, Area Affected: 50%								
	Location: Basement, One Newly Installed Unit								
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement								
	Explana	Explanation: Two 71 Gallon Tanks, Two 120 Gallon Tanks							
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures									
Generic	100%								
Fire Suppression Sprinkler									
No Component	99%								
Generic	1%			2050	* *	1-2	\$100		
	Other Observation, Extent: Light, Area Affected: 1%								
	Location : Laundry Room Explanation : One Sprinkler Head Observed In Laundry Room								
	Explana	tion : One l	Sprinkler Head Ob.	served In	Laundry Room				

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: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : WEBSTER AVENUE SRO

Address : 1075 WEBSTER AVENUE @E. 166 STREET

Borough : BRONX Agency's Number : SR01
Program / Asset # : DHS0079.000 / 4451 Yr Built/Renovated : 1991 /

Area Sq Ft : 57,913 Project Type : HOMELESS SERVICES

Date of Survey : 15-Feb-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,6,9

Block : 2425 Lot : 20 BIN : 2102353

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$806,700	\$358,800
Interior Architecture	\$71,500	\$82,800
Electrical		\$1,283,700
Mechanical	\$326,100	\$54,000
Total	\$1,204,300	\$1,779,300
Importance Code A	\$878,900	\$358,800
Importance Code B	\$325,500	\$1,420,500
Total	\$1,204,300	\$1,779,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$33,400	\$400		
Interior Architecture	\$37,600		\$13,200	\$1,100
Electrical	\$11,900	\$6,200	\$5,600	\$6,000
Mechanical	\$98,200	\$90,500	\$11,100	\$6,800
Site Enclosure	\$2,800			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$201,600	\$114,900	\$47,700	\$31,700
Importance Code A	\$53,200	\$2,600	\$3,100	\$2,000
Importance Code B	\$128,900	\$112,300	\$44,600	\$29,700
Importance Code C	\$19,500			
Total	\$201,600	\$114,900	\$47,700	\$31,700



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 #: 4451

rchitecture		Current l	Repair	Futu	re Replacement	М	Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
kterior								
Exterior Walls	<b>7</b> 0 /				d. d.	_	<b>#27</b> (00	
Cast in Place Concrete	5%			LIFE	* *	5	\$27,600	
Masonry: Brick Cavity	95%			LIFE	* *	5	\$104,800	
Windows Aluminum	Location	: Through	\$806,700 at : Severe, Area Afj out ct, Extent : Severe,			5	\$14,400	
		ic Noi Fun : Through		Агеи Ајј	eciea . 30/0			
Parapets	20041101							
Masonry: Brick Cavity	75%			LIFE	* *	5	\$3,400	
Metal Panel	5%			2050	* *	5	\$900	
Metal: Cage/Fence	20%	Now	\$4,200	2035	* *	5	\$2,900	
	Corrosion/Rusting, Extent: Moderate, Area Affected: 25% Location: Throughout							
		ted Finish, 1 : Through	Extent : Moderate, out	Area Afj	fected : 25%			
Roof								
IRMA/Protected Membrane		Now	\$25,400	2030	\$254,000			
		aged Flash : Main Ro	ings, Extent : Mod of	erate, Ar	rea Affected : 25%			
Metal Panel	15%			2043	* *	10	\$3,800	
Skylight, Metal/Glass	5%	4+	\$3,800	2050	* *			
		issing Elem : Skylight	ents, Extent : Mode	erate, Ar	rea Affected : 2%			
erior								
Floors	4 = 0 /			• • • •			440.000	
Carpet	15%			2029	\$228,800	3	\$19,900	
Cast in Place Concrete	10%			LIFE	* *	5	\$19,300	
Ceramic Tile	5%			2039	* *	5	\$4,400	
Vinyl Tile	60%	N	671 500	2035	* *	3	\$19,900	
Vinyl Tile	Cracking/	Now Crumbling, : Pavilion	\$71,500 Extent : Severe, A	2040 rea Affec		3	\$3,300	
	Worn/Ero		: Severe, Area Affe	cted : 25	5%			
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$3,300	
Glass: Single Pane	10%			LIFE	* *	5	\$4,900	
Gypsum Board	85%	4+	\$15,100	LIFE	**	5	\$33,200	
			Extent : Moderate ns And Offices	, Area Aj	tfected : 10%			

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 #: 4451

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%		\$5,700	2043	* *	5	\$8,800	
	_	Discoloring, 1 : Laundry	Extent : Moderate Room	, Area A <u>j</u>	fected : 2%			
Exposed Struc: Concrete	5%	Now	\$12,900	LIFE	* *	5	\$700	
•	•	Reinforceme 1 : Electric	ent, Extent : Severe, Room	Area Af	fected : 2%			
Gypsum Board	75%			LIFE	* *	5	\$82,800	
Site Enclosure Fence/Gates								
Iron Picket	100%	4+	\$2,800	2065	* *			
		issing Elem 1 : Webster	ents, Extent : Mode Avenue	erate, Ar	ea Affected : 2%			
Retaining Walls Cast in Place Concrete	100%			2065	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways Cast in Place Concrete	100%			2043	* *	_		
Parking/Driveway Cast in Place Concrete	100%			2043	* *			
Activity Yard Cast in Place Concrete	100%			2043	* *			

lectrical	Current Rep	air Fut	ure Replacement	M	aintenance					
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost Yea FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
nder 600 Volts										
Service Equipment										
Fused Disc Sw	100%	204	0 *:	* 5	\$200					
	Other Observation, Exter	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical R	Location : Electrical Room Basement								
	Explanation: One 3,00	0 Ampere Main Disco	onnect Switch							
Switchgear / Switchboard										
Fused Disc Sw	90%	204	0 *:	* 5	\$200					
Molded Case Bkrs	10%	204	0 *:	* 5	\$200					
Raceway										
Conduit	100%	204	0 *:	* 1						
Panelboards										
Fused Disc Sw	5%	203	8 *:	* 5	\$100					
Molded Case Bkrs	95%	203	8 *:	* 5	\$1,400					
Wiring										
Thermoplastic	100%	204	0 *:	* 1						
Motor Controllers										
Locally Mounted	100%	203	5 * *	* 5	\$400					

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 #: 4451

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground	•					
Grounding Devices				_		
Generic	100%	LIFE	* *	5	\$900	
stand-by Power						
Transfer Switches	1000/	2025	* *	1	¢17.000	
Automatic	100%	2035	* *	1	\$17,800	
Generators	100%	2022	¢107 100	1	¢22 400	
Diesel	Other Observation, Extent : Location : Roof	2033 Light, Area Affected	\$106,100 : 100%	1	\$22,400	
	Explanation: One 230 Ki	owatt Generator Not	Since Three Years	Ago		
Batteries						
Lead/Acid	100%	2024	\$2,400	5	\$2,100	
Fuel Storage						
Day Tank	50% Now Other Observation, Extent: Location: Roof	\$2,500 2055 Moderate, Area Affec	* * cted : 100%	5		
	Explanation : Tank Is Lead	king Due To Damage				
Main Tank	50% Other Observation, Extent: Location: Basement	2045 Light, Area Affected	* *	5		
	Explanation: One 1,000 (	Gallon Rating Capaci	ty			
Lighting						
Interior Lighting						
Fluorescent	40% T-8 Lamps And Fixtures, Ex Location : Offices Throug			10 vay	\$21,200	
Fluorescent	60%	2030	\$516,300	10	\$31,900	
	Compact Fluorescent Light, Location : Throughout Ter	Extent : Light, Area	Affected : 100%		42 - 7,5 4 4	
Egress Lighting						
Emergency, Service	50%	2030	\$17,400	1		
Exit, Service	50%	2030	\$12,200	1		
Exterior Lighting						
HID	100%	2030	\$263,900	10	\$200	
ightning Protection						
Arresters/Cabling	1000/	2017	ملد بال	-	4100	
Generic	100%	2045	* *	5	\$100	
Alarm						
Security System	700/					
No Component	70% 30%	2030	¢21 000	1	¢	
Generic	Other Observation, Extent : Location : Hallways And (	Light, Area Affected Outside	\$31,900	1	\$6,500	
	Explanation : CCTV Surve	eillance Cameras				

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.

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

Asset #: 4451

Electrical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2030	\$43,800	1-3	\$11,000	
	Other Observation, Extent : Light, Area	Affected .	: 100%			
	Location: Throughout The Building					
	Explanation : Strobe Lights, Smoke D Bells	etectors, A	Manual Pull Statio	ons, Horn	s And Alarm	

lechanical		Current l	Repair	Futu	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating									
Energy Source									
Electricity	15%			2040	* *	1			
Natural Gas	5%			2040	* *	1			
Interruptible Gas/Dual Fuel	80%			2040	* *	1			
Conversion Equipment									
Furnace	10%		\$17,600	2040	* *	1	\$2,600		
	_	y Efficient, 1 : No. 1 Ur	Extent : Moderate nit	, Area A <u>j</u>	fected : 50%				
	_	erable, Exte 1 : No. 2 Ur	ent : Moderate, Are nit	a Affecte	ed : 50%				
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%				
	Location	ı : Pavilion	Roof						
	Explana	tion : 2 Sm	all Old Rooftop Un	its					
Heat Pump Air Sourced	30%			2028		2	\$5,400		
Hot Water Boiler	40%			2043	* *	1	\$11,500		
	Other Obs	servation, E	xtent : Light, Area	Affected	: 100%				
	Location	ı : Basemer	ıt Boiler Room						
	Explana	tion : 1 Un	it						
Hot Water Boiler	20%	0-2	\$72,100	2050	* *	1	\$5,200		
	Abandone	d in Place,	Extent : Moderate,	Area Af	fected : 100%				
	Location	ı : Boiler R	oom						
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%				
	Location	ı : Basemer	ıt Boiler Room						
	Explana	tion : 1 Un	it						
Distribution									
Hot Wtr Piping/Pump	15%		\$5,600	2038	* *	4	\$400		
	Broken, Extent : Moderate, Area Affected : 10%								
	Location: 1st Floor Custodian Office And 6th Floor Case Manager Office.								
	Malfunctioning, Extent : Moderate, Area Affected : 40% Location : 1st Floor Pavilion And Whole 9th Floor								
			r Pavilion And Who						
Hot Wtr Piping/Pump	65%			2038	* *	4	\$1,900		
No Component	20%								

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 #: 4451

Mechanical	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Terminal Devices									
Convector/Radiator	75%			2035	* *	1	\$14,000		
Convector/Radiator	5%		\$1,200	2035	* *	1	\$800		
			t : Moderate, Area	Affected	: 50%				
		Location: 1st Floor Pavilion							
			Extent : Moderate, A	Area Affe	cted : 50%				
		ı : 1st Floo							
			e Is No Sufficient H	leat In Pa	ivilion				
No Component	20%								
Air Conditioning									
Energy Source	1000/			2020	* *	1			
Electricity	100%			2038	* * *	1			
Conversion Equipment	200/	0.2	\$50,900	2024	\$254,000	2	0000		
Heat Pump Air Sourced	30%		\$50,800 t : Moderate, Area	2024	\$254,000	2	\$900		
		vice, Exien 1 : Various .		Ајјестеи	. 03/0				
			tent : Light, Area A	ffected ·	100%				
	v	_	Units, Various Lo		10070				
Ext Pkg Unit -	5%			2025	\$47,500	2	\$200		
Heating/Cooling	370			2023	Ψ17,500	2	Ψ200		
Treating Cooming	Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
	Location : 2 Units Refer To Heating Conversion Equipment, Pavilion Roof								
	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	10%				
	Location	n: 2 Units I	Refer To Heating Co	onversion	ı Equipment, Pavil	ion Roof	•		
Window/Wall Unit	5%			2025	\$10,700	1			
No Component	60%				. ,				
Ventilation									
Distribution									
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$6,500		
No Component	80%								
Exhaust Fans									
Roof	20%			2030	\$22,000	2	\$400		
No Component	80%								
Plumbing									
H/C Water Piping	4.50		440000	2015					
Brass/Copper	15%		\$10,900	2040	**	1			
		-	k, Extent : Moderai		Affected: 75%				
			e Unit Set. Baseme						
Brass/Copper	85%			2040	* *	1			

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 #: 4451

Mechanical	Current Repair		Future	Replacement	Ma		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing Water Heater With Tanks Gas Fired	100% 0-2 Corroded, Extent: Mo Location: Basement Leak Evident, Extent: Location: Basement	Moderate, Area A	Iffected : 1		2		
	Not Energy Efficient, L Location : Basement		Area Affe	ctea : 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 : Mo Location : The Hous		2030 cted : 50%	\$11,300	4	\$1,200	
Sewage Ejector(s) Electric	100% 0-2 Not in Service, Extent Location : Basement		2030 Affected :	\$29,600 100%	4	\$2,300	
Fixtures Generic	100% Obsolete Fixtures, Ext Location : Various L		rea Affecte	d : 15%			
Vertical Transport							
Elevators Geared Traction	100% Other Observation, Ex Location : Basement Explanation : 2 Unit	t To 9th Floor		**			
Fire Suppression	*						
Standpipe Generic	100%		2040	* *	1-5	\$29,200	
Sprinkler Generic	100%		2040	* *	1-2	\$16,200	
Fire Pump Generic	100%		2033	\$54,000	1	\$10,800	
Chemical System No Component	99%		2050	***	1.2	<b></b>	
Generic	1%		2028	\$800	1-3	\$700	

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

Page: 403

Print Date: 14-Oct-2022 DEPT. OF HOMELESS SERVICES - FY 2023

Asset Name : WILLOW AVENUE MENS SHELTER

Address : 781 EAST 135TH STREET @WILLOW AVENUE

Borough : BRONX Agency's Number : HX010
Program / Asset # : DHS0075.000 / 4447 Yr Built/Renovated : 1886 / 2014

Area Sq Ft : 29,000 Project Type : HOMELESS SERVICES

Date of Survey : 07-Feb-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 2587 Lot : 1 BIN : 2003989

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$503,300	\$133,700
Interior Architecture	\$1,018,700	\$120,700
Electrical	\$215,500	\$86,800
Mechanical		\$765,900
Total	\$1,737,500	\$1,107,200
Importance Code A	\$503,300	\$195,500
Importance Code B	\$1,175,700	\$791,000
Importance Code C	\$58,500	\$120,700
Total	\$1,737,500	\$1,107,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$13,400	\$15,100		
Interior Architecture	\$46,600		\$1,300	
Electrical	\$19,800	\$40,000	\$2,900	\$2,400
Mechanical	\$13,600	\$32,900	\$5,200	\$4,400
Site Enclosure	\$9,400			
Site Pavements	\$38,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$145,400	\$92,000	\$13,400	\$10,700
Importance Code A	\$16,800	\$18,100	\$2,900	\$2,900
Importance Code B	\$128,700	\$73,900	\$10,500	\$7,900
Importance Code C	·	•	·	
Total	\$145,400	\$92,000	\$13,400	\$10,700



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 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Architecture	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	2%		LIFE	* *	5	\$4,500	
Masonry: Brick	98%		LIFE	* *	5	\$44,100	
Windows							
Aluminum	95% Now Ctrwt/Balnc Not Func Location : Through		2055 Area Aff	* * ected : 90%	5	\$5,400	
Wood	5% Now Deteriorated Finish, I Location: Basemen	t			5	\$2,800	
	Thermally Inefficient, Location: Basemen Split/Cracked, Extent	t					
	Location: Basemen	t					
Parapets Metal Rail	100%		2043	* *	5-10	\$133,700	
Roof Modified Bitumen	100% Patching Evident, Ext	tent : Light, Area A	2035 Iffected :	* *	10	\$15,100	
	Location : Main Ro	- C	00				
Soffits							
Stucco Cement	100%		2043	* *	5		
Interior Floors							
Cast in Place Concrete	10%	*	LIFE	* *	5	\$9,000	
Ceramic Tile	5% Now Broken/Missing Elem Location : Through		2045 re, Area .	* * Affected : 100%	5	\$1,000	
Ceramic Tile	5%		2039	* *	5	\$2,100	
Vinyl Tile	25%		2035	* *	3	\$3,900	
Wood	55% Now Deflection Evident, E. Location: Through				5	\$21,300	
	Dry Rot/Decay, Extent: Moderate, Area Affected: 25% Location: Throughout, 2nd Through 4th Floors Poor Subfloor Evident, Extent: Moderate, Area Affected: 50%						
	Location: Throughout All Floors  Split/Cracked, Extent: Moderate, Area Affected: 25%  Location: Throughout All Floors						
	Other Observation, E Location: Upper Fi Explanation: Struct	loors			e		

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 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2033	\$120,700	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$900	
Glass: Single Pane	2%			LIFE	* *	5	\$700	
Gypsum Board	43%			LIFE	* *	5	\$11,600	
Masonry: Brick	35%		\$58,500	LIFE	* *			
			Extent : Moderate	, Area A <u>j</u>	fected : 30%			
	Location	ı : Through	out					
Metal Panel	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	2%			2043	* *	5	\$800	
Exposed Struc: Wood	15%		\$165,500	LIFE	* *			
	-	Pecay, Exter 1 : 4th Floo	nt : Moderate, Area ers	Affectea	l : 50%			
	-	ked, Exteni 1 : 4th Floo	t : Moderate, Area .	Affected .	: 50%			
	Worn/Ero		: Moderate, Area A	Affected :	75%			
Gypsum Board	83%			LIFE	* *	5	\$42,900	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2050	* *			
Iron Picket	10%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$9,400	2065	* *			
			xtent : Moderate, A s In Areaway To Ba		cted : 5%			
Site Pavements								
Public Sidewalk								
Public Sidewalk Cast in Place Concrete		Now	\$38,700	2043	* *			
	Cracking/		Extent : Severe, A					
	Cracking/	Crumbling, 1 : Willow A	Extent : Severe, A					

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	\$14,700	5	\$100	
	Other Observation, Extent : Light, Ar	ea Affected : 1	100%			
	Location : Electrical Room - Basen	ent				
	Explanation: Two 400 Ampere And	Three 200 Am	pere Main Disco	onnect S	witches 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.

House And Apartment Units.

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

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# DEPT. OF HOMELESS SERVICES - 071 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Electrical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Raceway									
Conduit	80%			2030	\$32,200	1			
Conduit	20%			2040	* *	1			
Panelboards									
Fused Disc Sw	10%			2029	\$3,900	5	\$100		
Molded Case Bkrs	70%			2029	\$27,300	5	\$500		
Molded Case Bkrs	20%			2038	* *	5	\$200		
Wiring									
Braided Cloth	30%	2-4	\$17,100	2055	* *	1			
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location	: Basemen	ıt —						
Thermoplastic	70%			2040	* *	1			
Motor Controllers									
Locally Mounted	100%			2028	\$86,800	5	\$200		
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$400		
-ighting									
Interior Lighting									
Fluorescent	50%			2025	\$215,500	10	\$13,300		
	T-12 Lamp	os And Fixt	ures, Extent : Light	, Area A <u>j</u>	fected : 100%				
	Location	: Through	out The Building						
Fluorescent	50%			2035	* *	10	\$13,300		
11001000010		And Fixtu	res, Extent : Light,		ected : 100%	10	\$12,200		
	_		out The Building	33					
Egress Lighting									
Emergency, Battery	20%			2025	\$9,500	10	\$1,400		
Emergency, Battery	30%			2038	**	10	\$2,100		
Exit, Service	50%			2030	\$6,100	1	ψ2,100		
Exterior Lighting	3070			2030	ψ0,100	1			
HID	30%			2030	\$39,600	10			
No Component	70%			2030	φ52,000	10			
Alarm	7070								
Security System									
No Component	30%								
Generic	70%			2030	\$37,200	1	\$7,600		
Generic		ervation F	Extent : Light, Area			1	Φ7,000		
			s, Offices, Outside						
			s, Offices, Guisiae V Surveillance Can		•				
Fire/Smoke Detection	Блрини	ion . CCI	. Sai veinance Can	.cr us					
Generic, Digital	100%			2035	* *	1-3	\$17,900		
Generie, Digital		ervation F	Extent : Light, Area		: 100%	1 5	Ψ17,200		
			out The Building	,,,,,	0 0 / 0				
			e Lights, Manual F	ull Static	ons Alarm Rolls S	moke De	tectors		

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 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Mechanical	Current Repair			Future	Replacement	Maintenance				
System Component Type		il Date Esti Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating	•							•		
Energy Source										
Fuel Oil No 2	100%			2030	\$65,000	5	\$9,000			
Conversion Equipment										
Steam Boiler	Boiler Used I Location : I	Boiler Room			\$61,700 Affected: 100%	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 : I	Basement Boi	ler Room				, ,			
		i : I Unii. No	Keiurn Pipe		der Boiler From F					
Steam Boiler	75% Other Observ Location : I Explanation	Unit In The	_	00		1	\$21,500			
Distribution										
Steam Piping/Pump	Corroded, Ex Location : I Leak Evident,	Boiler Room								
Terminal Devices	2000000011	70110111								
Convector/Radiator	Not Energy E	0-2 fficient, Exter Various Locat		2028 , Area Aff	\$231,600 Sected : 10%	1	\$8,400			
Air Conditioning										
Energy Source										
Electricity	100%			2038	* *	1				
Conversion Equipment										
Window/Wall Unit	15%			2025	\$16,100	1				
No Component	85%									
Ventilation		_								
Exhaust Fans										
Roof	10%			2025	\$5,500	2	\$100			
Wall Unit	20%			2025	\$2,400	2	\$200			
No Component	70%									
Plumbing H/C Water Piping										
Brass/Copper	50%			2040	* *	1				
Galvanized Steel	50%			2028	\$180,800	1				
Sanitary Piping										
Cast Iron	100%			LIFE	* *	1				
Sump Pump(s)	10070			LII E						
Non-Submersible	100%			2030	\$5,700	4	\$600			
Fixtures	10070			2020	Ψ2,700	•	ΨΟΟΟ			
Generic	100%									
Vertical Transport	10070									

#### Vertical Transport

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 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Mechanical	Current Repair	Future Re	eplacement	Ma		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Ar	rea Affected : 10	00%			
	Location: Basement To 4th Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2040	* *	1-2	\$8,100	

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.